



Contact the City

Reference: CTC-583952437

Date : 05/02/2024 13:25:05

Customer details

First Name	Yvonne
Last Name	Courtney
Customer Email Address	[REDACTED]
Telephone	[REDACTED]

Enquiry

Service Area	Planning
Enquiry	Consultation/Public objection
Enquiry type	Consultation/Public objection
statictext2	
Address	

FLAT 8 4-8 CREECHURCH LANE LONDON EC3A
5AY

United Kingdom

Details Of Enquiry

I Undershaft, London EC3P 3DQ - As residents situated nearby, we feel utterly 'shafted' by the revised scheme which has done away with the sunken garden due to sheer greed - the alternative 'podium' garden does not cut it. Having to queue/take a lift eliminates any spontaneity/peace when going for a walk and taking in some fresh air - and is off-putting for both residents and workers. Truly appalling, given this side of the city is crying out for more open space/greenery (given most of the trees new towers agree to plant either die or are taken out (witness those missing in front of 22 Bishopsgate) - something recognised for aiding mental/physical health during the pandemic. The sunken garden looked fantastic (akin to New York's Rockefeller Centre garden/ice rink) - it would really boost the area. Please rethink this! We mustn't lose the wonderful 'plaza' area in front of the Aviva building.

End of email

From:
To:
Subject: 1 Undershaft, EC3A 8EE representation
Date: 19 February 2024 16:14:49

THIS IS AN EXTERNAL EMAIL

Dear Gemma/planning team,

Having spoken to relevant ward councillors, I understand residents on Creechurch Lane are not the only ones with objections to the revised scheme for this site.

The 'plaza' area in front of the existing building is understandably precious, given how few green areas and trees there are in the eastern corner of the City. If there's one thing we've learnt since the pandemic, is how important nature is to our health and wellbeing.


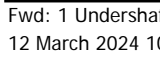
So it is with some dismay to see the revised scheme for 1 Undershaft not only 'eats' up the plaza, but does away with the original scheme's wonderful sunken garden, to be replaced with a 'podium garden' on the 11th floor.

Having to queue, go through security and take a lift, completely does away with the spontaneity of going for a walk or taking in some fresh air. The existing rooftop terraces are mostly visited by tourists/out of town visitors as workers and residents don't have the time or inclination to go through such measures.

Which begs the question - if the City of London Corporation is seriously endeavouring to attract workers back to the office, it needs to have more accessible areas where they can take a pause and reboot.

The original scheme's sunken garden would have been a tremendous boost for the area - and go some way to mitigate the dire results beneath the 'Cheesegrater' which is uninviting, and whose trees have been dying one by one since being installed. Please rethink this - and do the right thing!

Bests,
Yvonne Courtney
4-8 Creechurch Lane
EC3A 5AY

From: 
To: 
Subject: Fwd: 1 Undershaft - 23/01423/FULEIA
Date: 12 March 2024 10:13:22
Attachments: [image001.png](#)
[Undershaft Objection YR.docx](#)

THIS IS AN EXTERNAL EMAIL

Dear Sirs

I am a local resident and I wish to make a comment on the 1 Undershaft application. I believe my comments are still within time as the links to the visual impact views (THVIA) were not working on 11 February 2024 (see attached screenshot). Whilst the correspondence below indicates that the links were restored on 12 February 2024, today the whole City of London planning website is down (<https://www.planning2.cityoflondon.gov.uk/online-applications/>) as seen in the attached screenshot.

I also left a telephone message with the case officer Gemma Delves on 15 February 2024 and my call was never returned.

Briefly, my comments are as follows. Please see attached illustrated note.



The proposed “duck bill” balcony protruding at 10th floor is grossly out of scale with the surroundings, and will block a significant portion of sky. It will have a dark, gloomy underside which will be difficult to keep clean. The “duck bill” will significantly harm the quality of public open space at St Helen’s Square.

Currently, St Helen’s Square benefits from 30% visible sky. The Environmental Impact materials submitted do not state how much sky would be visible after the proposed development, but as the “duck bill” would overhang the reduced St Helen’s Square, it is clear that the percentage of visible sky would be much reduced.

Undershaft is currently quite wide, it has a broad pavement with seating and public art. Glimmers of sunlight are visible in this photo taken at lunchtime in early September. In the proposals submitted for planning, the width of Undershaft would be considerably reduced, creating a dark canyon with no space for art or seating. The quality of the public realm will be considerably diminished.

Best wishes
Yarema Ronish
Flat 5, 4-8 Creechurch Lane
London, EC3A 5AY

----- Forwarded message -----

From: **Yarema Ronish** < >
Date: Tue, Mar 12, 2024 at 9:58 AM
Subject: Re: 1 Undershaft - 23/01423/FULEIA
To: Pln - CC - Development Dc < >

Dear David

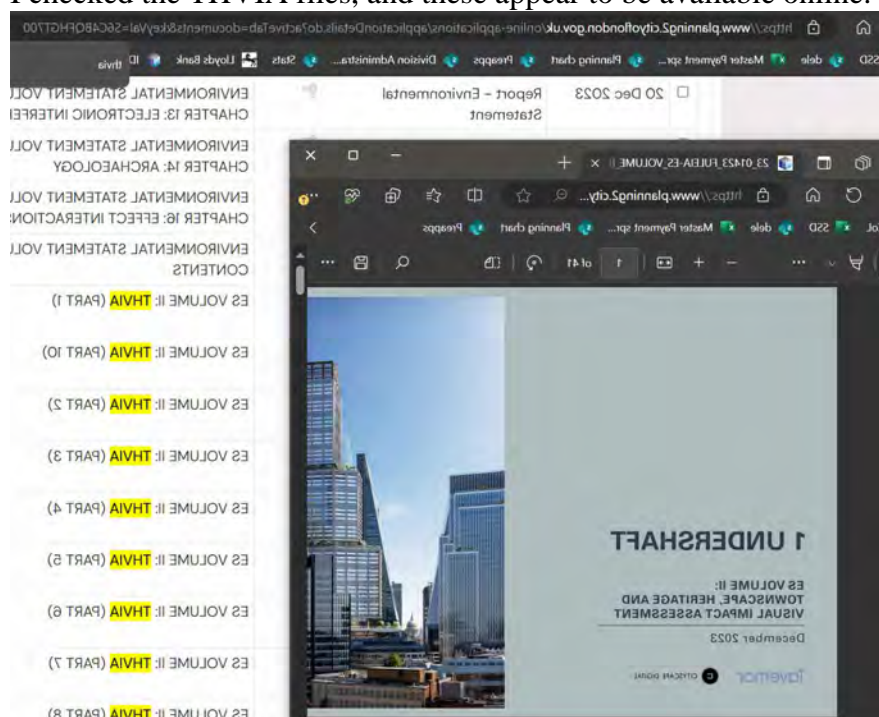
Did you try actually opening one of the documents? At the moment, your whole planning register website (<https://www.planning2.cityoflondon.gov.uk/online-applications/>) is down, please see attached screenshot.

Best wishes
Yarema Ronish

On Mon, Feb 12, 2024 at 12:05 PM Pln - CC - Development Dc
[REDACTED] wrote:

Dear Yarema,

Thank you for your email.
I checked the THVIA files, and these appear to be available online:



Could you perhaps try it once more and let me know if the problem persists?

Kind regards

Rafal Zdunik



Rafal Zdunik

Planning Business Administration Manager | Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

From: Yarema Ronish [REDACTED]
Sent: Sunday, February 11, 2024 4:57 PM
To: Pln - CC - Development Dc <[REDACTED]>; PLN - Comments
[REDACTED]
Subject: 1 Undershaft - 23/01423/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Sirs

I am a resident at 4-8 Creechurch Lane, London, EC3A 5AY.

I tried to access the consultation documents today (Sunday 11 Feb 2024) and found that the links to the Townscape, Heritage and Visual Impact Assessment (THVIA) reports are all broken - the links bring up a page which states Document Unavailable.

Please make the documents available and consider re-setting the consultation clock to start from the date that the documents are publicly available for viewing.

Best wishes

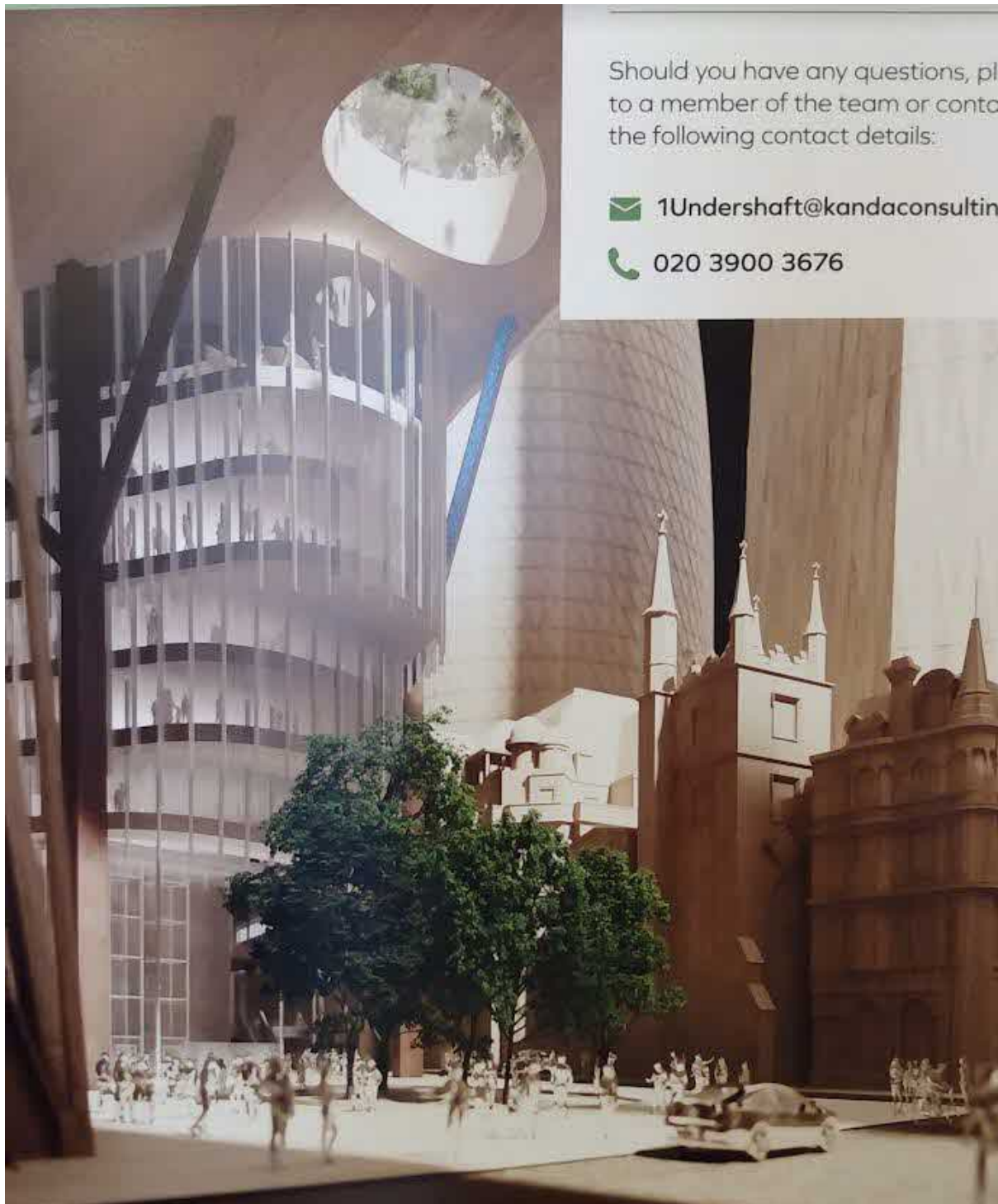
Mr Yarema Ronish

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Website: <http://www.cityoflondon.gov.uk>

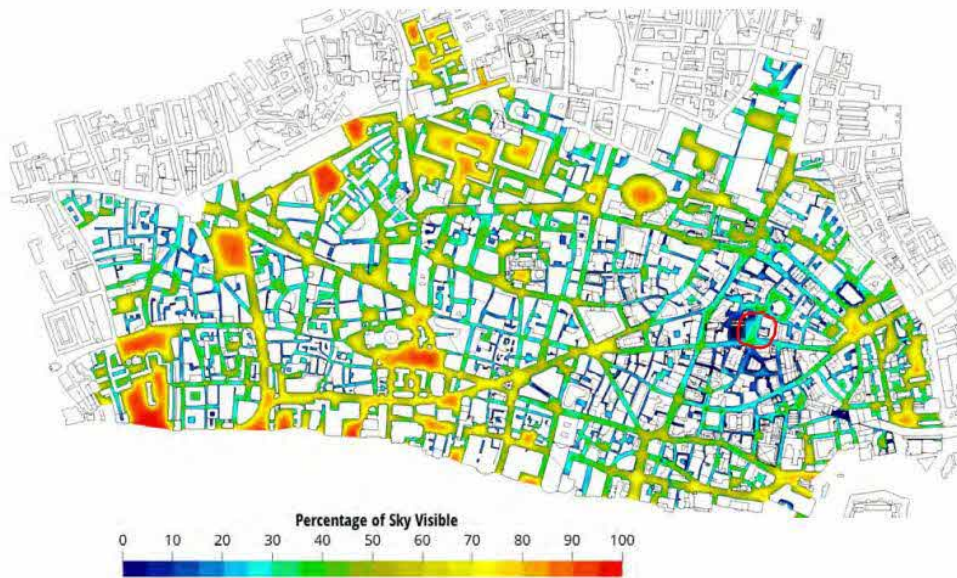
Comments on 1 Undershaft - 23/01423/FULEIA application

Yarema Ronish, local resident



Proposed view of St Helen's Square –image from Public Consultation

The proposed "duck bill" balcony protruding at 10th floor is grossly out of scale with the surroundings, and will block a significant portion of sky. It will have a dark, gloomy underside which will be difficult to keep clean. The "duck bill" will significantly harm the quality of public open space at St Helen's Square.



Percentage of Sky Visible –from Thermal Comfort Guidelines for Developments in the City of London (St Helen’s Square circled)

Currently, St Helen’s Square benefits from 30% visible sky. The Environmental Impact materials submitted do not state how much sky would be visible after the proposed development, but as the “duck bill” would overhang the reduced St Helen’s Square, it is clear that the percentage of visible sky would be much reduced.



Undershaft - Existing animated streetscape (7 September 2023, 1:33pm)

Undershaft is currently quite wide, it has a broad pavement with seating and public art. Glimmers of sunlight are visible in this photo taken at lunchtime in early September.

In the proposals submitted for planning, the width of Undershaft would be considerably reduced, creating a dark canyon with no space for art or seating. The quality of the public realm will be considerably diminished.

21 March 2024

Gemma Delves
Guildhall
PO Box 270
London
EC2P 2EJ

Dear Gemma,

**Letter of Objection – application reference 23/01423/FULEIA
1 Undershaft London, EC3A 8EE**

Introduction

Deloitte LLP is instructed by Universities Superannuation Scheme Ltd (USS) to advise on planning matters in respect of Fitzwilliam House located at 10 St Marys Axe, London, EC3A 8BF which forms part of their commercial portfolio.

On behalf of our Client, we are writing to object to application 23/01423/FULEIA for the following development at 1 Undershaft, EC3A 8EE (herein referred to as the 'application site' or the 'proposed scheme'):

'Demolition of the existing buildings, retention and partial expansion of existing basement plus construction of a ground, plus 73 storey building (plus plant) for office use (Use Class E(g)); Retail/food and beverage (Use Class E(a)-(b)); Public amenity (Flexible Class E(a)-(d) / Class F1 / Sui Generis); publicly accessible viewing gallery and education space (Sui Generis); public cycle hub (Sui Generis); plus podium garden, public realm improvement works, ancillary basement cycle parking, servicing, plant, highway works and other works associated with the proposed development.'

This application was submitted by Aroland Holdings Limited on 27 December 2023 and validated in January 2024.

Fitzwilliam House is located immediately east of the application site. USS therefore has an interest in the planning application submitted by Aroland Holdings Limited.

Background

Fitzwilliam House is in commercial use (office (Use Class E (g) (i)) and is currently occupied by BPP London City, The City UK and U S A A Ltd. To the immediate north of the site is the Gherkin (30 St Mary Axe), to the west is St Helen's Square and the Leadenhall Building, to the south is the St Andrew Undershaft Church and to the east is Bankside House. The building is accessed off St Mary Axe.

The building is (at its closest distance) 17.9m to the proposed scheme (as shown in Figure 1).

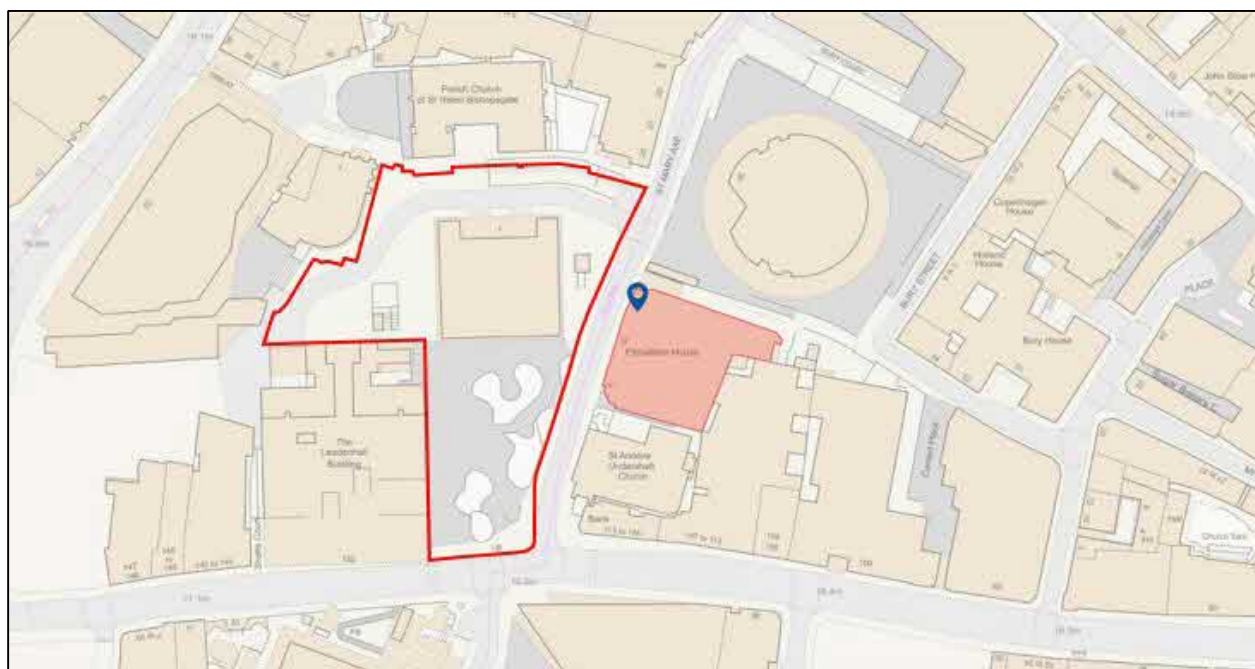


Figure 1 Fitzwilliam House (shaded in red) and the application site (outline in red)

Source: Planning Portal

Extant Consent and Proposed Scheme

Extant Consent

Application 16/00075/FULEIA was approved on 8 November 2019 for:

“Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]”

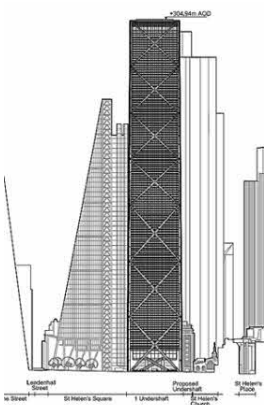
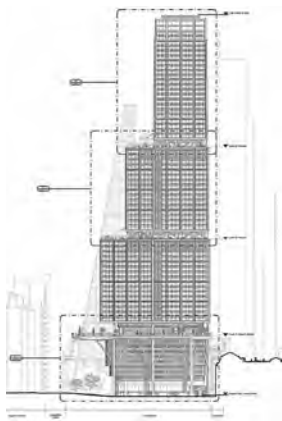
It is understood that this scheme has yet to be implemented and the extant consent expires on 8 November 2024 (as per Condition 1 attached to the decision notice).

Proposed Scheme

Application ref. 23/01423/FULEIA was submitted by Aroland Holdings Limited on 27 December 2023 and was subsequently validated on 10 January 2024. Table 1 below sets out the key differences between the extant consent and proposed scheme.

Table 1: Table Comparison of the Extant Consent (ref. 16/00075/FULEIA) with the Proposed Scheme (ref. 23/01423/FULEIA)

Details/ Comparisons	Extant Consent (Ref. 16/00075/FULEIA)	Proposed Scheme (Ref. 23/01423/FULEIA)	Difference (where appropriate)
Height/ Storeys	72 Storeys (304.94m AOD)	73 storeys (309.6m AOD)	<u>Increase</u> of 1 Storey <u>Increase</u> of 4.66m AOD
Size and Uses (GIA)	Total: 149,100 sqm. Office (B1): 128,780 sqm GIA Retail (A1-A3): 2,005 sqm GIA Viewing Gallery (Sui Generis): 2,810 sqm GIA Restaurant (A3): 1,200 sqm GIA Ancillary (basement and plant): 14,305 sqm GIA	Total: 180,366 sqm. Office (E(G)): 154,156 sqm GIA Retail/Food and Beverage (E(a)-(b)): 3,134 sqm GIA Public Gallery/Education (sui generis): 1,337 sqm GIA Public amenity (flexible class E(a)-(d) / F1 / Sui Generis): 3,479 sqm GIA Public Cycle Hub: 526 sqm GIA Plant: 17,734 sqm GIA	<u>Increase</u> of total floorspace of 31,266 sqm GIA. Office: \pm 25,376 sqm GIA. Retail and Restaurant (consented) compared with Retail/food and Beverage (proposed): - 71 sqm GIA. Viewing/Public Gallery: - 1,473 sqm GIA. Ancillary/Plant: \pm 3,429 sqm GIA.
Quantum of Public Realm	Not set out with the application	9,557 sqm (including 2,459 sqm at level 11, 3,277 sqm at levels 72 and 73 and 3,821 sqm at ground level)* *Note, there is inconsistency with these figures throughout the submission documents.	
Features of Public Realm	Public Realm: Located on the ground level. A publicly accessible space connecting the whole of the site from north to south. A “large elliptical opening” is proposed at the southern part of St Helen’s square to provide light and a visual link with public areas and retail court. Public Viewing Gallery: Provides a public viewing gallery at levels 71-72.	Public Realm: Trees and planting proposed for the southern part of the ground level. Seating and water features proposed for the western element. Paving from the ground public space to terraced/upper public spaces (including lifts). Ground floor public realm is to be ‘used flexibly,’ including for market stalls. Public Terrace and Viewing Gallery: Consists of two areas:	Proposed scheme reduces ground floor space (compared to consented scheme) but aims to mitigate through inclusion of floor 11 terrace. Public Viewing gallery elements largely remain the same. Proposed scheme omits details of ticketing and security access to higher levels.

	<p>To be accessible for no charge, but subject to ticketing, queuing and security clearance.</p> <p>Viewing gallery is to have a capacity of 400 people (incl. staff) and set/restricted opening hours.</p>	<p>1) Public Terrace at level 11. This is also supported by public amenity uses at levels 10-12. Retail/food and beverage uses are proposed at level 10 and flexible amenity at levels 10-12.</p> <p>2) Public Viewing Gallery at levels 72 and 73 accessed via dedicated lifts.</p>	
<p>Design - Massing</p>	 <p>Site Context Elevation (drawing ref. EPA 1US 05 ELE 102) (Not to Scale)</p>	 <p>Proposed Eastern Elevation (drawing no. 1US-EPA-B1-ZZ-DR-AR-050870) (Not to scale)</p>	<p>Proposed Scheme is significantly larger than consented scheme (total GIA).</p> <p>Massing at the lower levels of the proposed scheme is much greater. This results in little greening and community space at ground floor level and little improvement to the streetscape.</p>

Objection

USS objects to the application on the following matters:

Public Realm

USS objects to the proposals on the basis that the proposed scheme reduces the quantum of public realm (known as St. Helen's Square) at ground level in comparison to the extant consent.

The Local Plan (2015) sets out that the City is defined by the GLA as an area of 'deficiency in access to nature'. Paragraph 3.19.2 of the City of London Local Plan ('Local Plan') states that: 'Providing enough publicly accessible open space to meet the needs of the daytime population for both recreation and workspace in the densely developed City has long been a challenge (...) Publicly accessible open space provision needs to increase, especially in the eastern sector of the City, where current provision is lowest and the greatest increase in workers and density of development is expected.'

The Eastern Cluster, in which the proposed scheme is located, is noted within the City of London Open Space Strategy SPD (2015) as an area where there is 'particular need for public open space'. The SPD further notes that the 'Eastern Cluster areas have the lowest percentages of open space but face pressure from increasing employment growth.' In light of this, the SPD aims to 'increase the amount of high quality public open space in order to maintain the existing City-wide ratio of 0.06 ha per 1,000 weekday day-time population and focus efforts on creating additional public open space in the east of the City, particularly in the Eastern Cluster and the Aldgate area.'

This is reflected in Local Plan Policy CS19: Open Spaces and Recreation which seeks to increase the amount and quality of open spaces and green infrastructure while enhancing biodiversity. Part 1 echoes the SPD to maintain a ratio of at least 0.06ha of high quality, publicly accessible open space per 1,000 weekday daytime population and includes 'protecting existing open space, particularly that of historic interest, or ensuring that it is replaced on redevelopment by space of equal or improved quantity and quality on or near the site' (CS19 Part 1i). Part 3 seeks to increase the biodiversity value of open space.

Local Plan Policy DM19.1 Additional open space, sets out that major commercial developments should provide new and enhanced open space where possible. This should be publicly accessible, provide a high-quality environment, incorporate soft landscaping and SUDS, have regard to biodiversity and the creation of green corridors.

The proposed scheme results in a loss of public realm at ground floor and therefore contradicts the strategy set out within the SPD.

In reducing the public realm, the proposed scheme does not cater to the additional pedestrian trips to the site which will be generated. Nor is there any mitigation in this regard. The extant consent provided mitigation for these additional trips as it was considered:

'the new, step free, public realm would create and cater for important pedestrian desire lines that are currently unavailable or indirect thus enabling easier pedestrian movement around and through the site. As a result, it is envisaged that the pedestrian trips generated by the development and the nearby committed developments, would not have a significant impact on the pedestrian network surrounding the proposal site.' (Source: Paragraph 436 of Committee Report 16/00075/FULEIA - our emphasis)

The proposed scheme does not mitigate these impacts, in that it not provide enough public realm at ground floor level, and therefore fails to comply with Local Plan Policy DM16.2 (Pedestrian Movement). The Policy advises that the loss of pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided. Paragraph 135 of the NPPF (2023) also states that planning decisions should ensure developments 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix

of development (including green and other public space) and support local facilities and transport networks.'

In lieu of the public realm at ground level, publicly accessible floorspace is instead proposed at level 11 and at levels 72-73 through the creation of a public viewing gallery. This approach is contrary to Local Plan Policy CS14 (Tall Buildings) which states tall buildings should provide high quality public realm at ground level (as per the extant consent).

The submission documents set out that the public realm on level 11 will be accessed via dedicated lifts with separate lifts to the public viewing gallery at levels 72-73. It is unclear within the application whether there will be security checks to level 11, 72 and 73 and whether tickets will need to be booked prior to accessing the space. The Planning Statement, submitted in support of the proposals, states that a Public Realm Management Plan would accompany the application. However, this document is not available to view on the City's Planning Application Register.

USS requests that this document is shared publicly so that it can be understood how access to the 'public realm' on level 11 is limited, what restrictions are in place for levels 72-73 and what a viewing gallery offers which cannot be provided at ground floor level.

Regardless of this, locating 'public realm' on Level 11 automatically reduces the accessibility of the space in comparison to public realm located externally at ground level as you are unable to naturally engage with it. Having to access the space via a lift (and potentially security checks) puts hurdles in place to simply access 'public' space and for pedestrians to know it is available. This results in the space not being accessible of workers and users of the City. The approach is also at odds with Local Plan Policies DM 10.8 (Access and Inclusive Design) which requires environments to be convenient, welcoming and inclusive and Policy CS19 (Open Spaces and Recreation) which looks to improve access to new and existing open spaces.

The Planning Statement notes that with the S106 Agreement will likely include an obligation relating to Public Access and a Terrace Management Plan. Having an extensive management plan for the use of public space also fails to accord with emerging Local Plan Policy 10.4 (Public Realm) as the space does not provide unrestricted access which it does at ground. Policy 10.4 states 'it should be ensured that public access to the space is maximised and the rules governing the space are minimised to those required for its safe management, in accordance with the Mayor of London's Public London Charter.'

In comparing the proposed scheme's approach with the extant consent, a public viewing gallery was already proposed. Although the proposed consent offers a larger quantum of viewing gallery space, the public viewing galleries (level 11, 72 and 73) proposed do not offer any additional public benefit than what is provided as part of the extant consent. Instead, it reduces the public benefit of the public realm at ground floor. The viewing galleries will likely be used by visitors to the City, rather than catering for those who live and work locally, and who are moving through the City.

This does not accord with the Local Plan Policy CS7 (Eastern Cluster) which states that development should look to enhance public realm for pedestrians, providing new open and public spaces.

In light of the above, USS considers the approach to public realm in the extant consent as a preferable solution. The public realm proposed as part of the extant consent would draw people to the area and continue to provide a well needed public benefit to the city which serves the needs of the people as noted in Paragraph 122 of the Committee Report:

‘A key element of the public square is the Lower Court, a sunken oval in the centre of the square which is intended to be a vibrant hub with the possibility of a skating ring in winter, street markets, public art or a performance space for music etc. There is no such focus point within the City cluster of tall buildings and the space has the potential to provide that focus.’ [our emphasis]

The approach as set out in the extant consent would also contribute to the ‘Key Areas of Change: City Cluster’ (2021) prepared by the City of London which states:

‘High quality public realm projects to improve pedestrian connectivity and providing a high-quality public space will make a strong contribution to the dynamism of the City Cluster. The key pedestrian route between St Mary’s Axe and Leadenhall Street in particular creating a pedestrian core around key destination points.’

Design - Massing

The proposed scheme is significantly larger than the extant consent, an increase of 31,266 sq m GIA. The increase in floorspace is predominantly at the lower levels (referred to within the submitted documents as Zones 1, 2 and 3) which results in the proposed scheme having a greater impact on its surroundings. USS considers that the massing and design of the lower levels of the proposed scheme is not appropriate to the character and setting of the surrounding urban landscape and is too bulky.

The building would be significantly larger than many of its neighbours (aside from 22 Bishopsgate). Local Plan Policy CS10 (Design) and DM10.1 (New Development) as well as emerging Local Plan Policy DE2 (Design Quality) all require development to promote a high standard of design, having regards to their surroundings. These policies note that development must ensure that the bulk, height, scale, massing, quality of materials and detail design of buildings are appropriate to the character of the City and the sitting and amenities of surrounding buildings and spaces. The proposed scheme is contrary to these policies.

Additionally, the proposed scheme includes a projecting podium, which forms a public terrace at Level 11 which is incongruous with the surrounding context. It overshadows the ground floor area reducing natural light to the street surrounding the proposed scheme and limits any views from

St Helen's Square. This is not in accordance with Local Plan Policy DM10.3 (Roof Gardens and Terraces) which advises that terraces will be rejected if they impact on views.

USS considers that if the extant scheme were implemented it would be more fitting to the surrounding environment as noted in Paragraph 111 of the Committee Report which states:

'The design approach is simple and restrained, which is considered appropriate given the substantial scale of the building and its impact on the skyline. The tower is of a slender rectangular profile which subtly narrows as the building rises. The intention is to create an elegant, abstract form with a strong verticality to subdue and lighten its impact on the skyline.'

USS therefore objects to the proposal on the grounds that the massing of the proposed scheme is visually obtrusive and does not make a positive contribution to local character and distinctiveness. The application should be refused in line with Paragraph 203 Part C of the NPPF which states that 'in determining applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness.'

Daylight / Sunlight

USS is also concerned that the increase in the size and massing of the building will have a negative and adverse impact upon Daylight, Sunlight and Overshadowing.

The extant consent was noted within Paragraph 312 of the Committee Report to already have, in some instances, 'minor adverse effects to some buildings' which would be a breach of planning policy in that tall buildings should not affect their surroundings adversely.

The proposed building which is much greater in size at the lower levels will have a greater impact on daylight and sunlight on the surrounding buildings and open space. This is contrary to London Plan Policy D9 (Tall Buildings) which requires tall buildings to carefully consider the proposed developments impact on daylight and sunlight to ensure it does not compromise comfort and the enjoyment of open spaces. It is also not in accordance with Policy DM10.7 (Daylight and Sunlight) of the Local Plan which states that development should be resisted which would reduce noticeably the daylight and sunlight available to nearby open space.

The Environment Statement Volume I Chapter 12: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare prepared by Aecom sets out the findings of their assessment on the likely significant effects of the proposed scheme. Within this document they assess the impact of the proposed development on a number of properties. Fitzwilliam House is not included within this assessment. Therefore, it cannot be determined how the proposed development impacts daylight, sunlight, overshadowing, light pollution and solar glare.

Whilst it is acknowledged that an office use is not a sensitive use, Fitzwilliam House's proximity to the proposed scheme would warrant it essential that the impact of the proposed scheme on the building is accurately assessed. USS therefore requests that the further assessments are undertaken to fully understand the proposed schemes full impact.

In addition it has been advised by Point 2, Right of Light Surveyors, that whilst it needs to be acknowledged that the Private Rights to Light are not a planning consideration, it is clear that the Applicant's proposed development will result in not just 'actionable' loss of light within the majority of the rooms within Fitzwilliam House that overlook the Undershaft site, those losses will likely give rise to a prima facie claim for an injunction that will render the development undeliverable.

Heritage

USS raises concern on how the greater scale of the proposed building in comparison to the extant consent and building will impact on the surrounding heritage assets. There are a number of heritage assets in close proximity to the proposed scheme. St. Helen's Place Conservation Area is located adjacent to its north, on the other side of Undershaft. The Grade I listed churches of St Helen's and St. Andrew's Undershaft lie immediately north and east of the Site respectively, and the Grade I listed Lloyd's building lies immediately to its south-west.

The Environmental Statement Non-Technical Summary prepared by Aecom, dated December 2023 states that: "The Proposed Development will be visible in the settings of highly graded and strategic heritage assets." It further notes: "There would be no effect on the significance or appreciation of the significance of any built heritage assets identified and scoped into the THVIA, other than the Church of St Andrew Undershaft and the Lloyd's Building for which there would be a minor neutral effect on the ability to appreciate heritage significance."

USS considers that the impact of the proposed scheme on nearby heritage assets as set out within the submission document should be assessed further and peer reviewed to ensure the height, bulk and massing is consistent with Local Plan Policy DM12.1 (Management change affecting all heritage assets and spaces) which notes that development should sustain and enhance heritage assets, their settings and significance. Furthermore, the proposed scheme reduces the public benefits in terms of loss of light, overshadowing, reduction in accessibility and pedestrian access, in comparison to the extant consent, which form a material consideration in the determination of the application by significantly reducing the public realm.

Summary

In summary, following a review of the supporting documents submitted by the Applicant, USS objects to the application and considers that the proposed scheme does not comply with the

Development Plan. Further, this is not outweighed by any other material considerations and therefore the planning application should be refused.

We would be most grateful if the Council could provide updates on the progress of the application. In the interim, if you have any queries, please contact Amy Hartley on [REDACTED] or Alex Welby on [REDACTED]

Yours sincerely

[REDACTED]

Deloitte LLP



C C LAND U.K.

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www.ccland.co.uk

ADDRESS

12 Conduit Street, London, W1S 2XH

For the attention of Gemma Delves

City of London
Guildhall
PO Box 270
London EC2P 2EJ

23 April 2024

Dear Gemma

Ref: 23/01423/FULEIA

1 Undershaft, London EC3A 8EE

Representations by C C Land, owners of The Leadenhall Building

Further to our letter of 19 February 2024, please access from the links below our Representations on the 2023 redevelopment plans for 1 Undershaft, submitted as part of the statutory post submission Neighbour Consultation process.

Review:

<https://issuu.com/1undershaft/stacks>

Download and/or print:

<https://www.dropbox.com/scl/fo/miba7vuzle3xb7vqh9g9m/ALMLpuxuSNDdqQjdLqwYWS8?rlkey=7xseg2meiugc32murakj05pxf&st=b9sya3w3&dl=0>

These Representations have been produced with the assistance of the following professional team:

Architect	dMFK
Landscape Architect	Kim Wilkie
Heritage Consultant	Stephen Levrant Heritage Architecture
Planning Consultant	JDA Planning Consultancy Limited
Planning Legal	Taylor Wessing

The 2023 redevelopment plans have a detrimental impact on occupiers of the eastern half of the Leadenhall Building in terms of overlooking, loss of daylight and loss of views. Whilst we believe these are relevant concerns, we understand that they are not planning matters. We have considered the 1 Undershaft proposals primarily as a long-term stakeholder in the future of the City of London.

In summary our fundamental objection to the 2023 redevelopment plans for 1 Undershaft can be summarised by the resulting loss of St Helen's Square:

- 1. The loss of its existing character and scale as the primary public open space in the City Cluster.**
- 2. The loss of a unique, unforgettable and internationally significant viewpoint of the City.**
- 3. The loss of much needed respite to the City's workers, residents and visitors.**
- 4. The loss of any beneficial/transformational role St Helen's Square can or could play in successful placemaking for the future City Cluster.**

A direct comparison of the 2023 redevelopment plans with the 2019 consent details the disturbing impact the current 1 Undershaft proposals would have upon the surrounding environment, if progressed:

- The largest public open space in the City Cluster, the 2,433 sq m St Helen's Square, is shrunk by 710 sq m (-29.2%) to 1,723 sq m. Only 723 sq m (41.9%) continues to be open to the sky and elements. The 2019 consent would have increased the size and stature of St Helen's Square and remained un-covered.
- The destination sunken garden "Rockefeller" plaza offered as part of the 2019 consent is lost to a lacklustre and poor quality landscape design, coming at a time when placemaking and bringing as much activity as possible into the streets and spaces of the City is vital.
- The new emphasis on creating a park and public offer in the sky, aims to draw pedestrian activity and visitors away from street level, further reducing its vitality and viability.
- By choosing to project over almost the entirety of St Helen's Square, the new scheme significantly lowers the quality of the environment at street level demoting a vitally important civic area to a secondary and transient space.
- The physical and visual connectivity between two Grade I medieval churches, a substantial heritage benefit of the consented scheme omitted from the 2023 proposals, is also lost.

There is no aspect of the public realm proposals within the 2023 redevelopment plans which could objectively be considered as an improvement upon either the existing situation, or the 2019 consent.

Given the accepted deficiency in open space in the Eastern Cluster, the City Corporation should not countenance any loss of street level public open space as part of any redevelopment. Preserve and enhance public space must be the key principle.

The assertion that viewing platforms or access controlled public spaces are an adequate replacement for street level public open space is incorrect.

The idea that covering the public realm and the resultant loss of sky will have no effect on the use and enjoyment of the space at street level is a falsehood. We know this from our direct experience on The Leadenhall Building.

We recognise the significance of the 1 Undershaft site in the City Cluster and the role this site needs to play in the future of the City of London. Indeed, C C Land fully support the existing 2019 planning consent for 1 Undershaft.

However the 2023 redevelopment plans do not comprise the optimum solution for this site. The proposals do not comply with the existing key design and public space policy objectives or the draft City Plan 2040. There is serious harm to the public realm, townscape and setting of heritage assets. Our Representations evidence why and set out where the proposals are not policy compliant.

The materially detrimental impact of the proposals to St Helen's Square and damage to the unique environment surrounding 1 Undershaft is unnecessary and completely avoidable, were the Applicant to adopt a different approach to bulk, massing and aesthetics.

We strongly believe that a beautiful building of outstanding architectural quality, and considerable stature, providing a variety of depth of floor plates, a range of working and leisure experiences with world class street level public realm, could be created on the 1 Undershaft site.

We request that revisions are made to the 2023 redevelopment plans for 1 Undershaft which deliver:

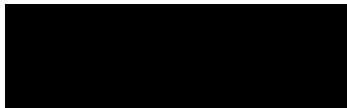
- a) No loss of street level public open space from the existing situation**
- b) Preserve and enhance St Helen's Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents, and visitors**
- c) No harmful townscape or heritage impact**
- d) Architectural excellence within the City Cluster**

C C Land believe it is incumbent upon stakeholders in the City of London to engage in the planning and development process. We trust that Officers will address our concerns over the current 1 Undershaft proposals with the Applicant.

If no material changes are progressed, we believe Officers would be unable to support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are resolved.

We believe our Representations to be clear. Should you have any queries, wish to discuss any aspect further or require additional information, please contact our planning consultant, John Adams, in the first instance.

Yours sincerely



Justin Black
Head of Development
C C Land UK



Cc



1 Undershaft, London EC3A 8EE

Planning Application Ref. No: 23/01423/FULEIA

Neighbour Consultation

Representations on behalf of C C Land – 23 April 2024



Professional Team

These Representations have been produced with the assistance of the following:



Planning Consultant

JDA Planning Consultancy

Over a 35-year career John Adams has advised developers & funds, landowners, and local authorities on the delivery of complex development projects. In London this has included leading a research project for British Land on the future growth of the City, advising estates, such as the Church Commissioners, Hyde Park Estate, and the Mercers Covent Garden, securing planning permissions for: British Land and Barratt for Aldgate Place, a major mixed use development on the edge of the City; Eden Walk a high density mixed use development in Kingston town centre; leading the team responsible for UCL's growth in Bloomsbury and East London; securing planning permission for Barratt London on the site of the former Institute for Medical Research in Mill Hill; advising HS2 on alternative forms of re-development of Euston Station as an expert witness.

John led teams delivering major redevelopment across Manchester City Centre, Liverpool One, Trinity Leeds, Southgate Bath, Green Park Reading & new communities including the local plan allocation for Welborne, Hampshire and planning permission for Fawley Waterside, New Forest. His management experience including setting up the Drivers Jonas Manchester office, a leading planning & development practice; and, for ten years, managing partner of the Deloitte planning team in London.



Heritage Consultant

Stephen Levrant Heritage Architecture

SLHA is a nationally recognised practice of Conservation Architects and Historic Building Consultants. At SLHA, we conform to the belief that detailed knowledge and understanding of both the historic environment and existing townscape character are fundamental to informing design proposals to ensure they are responsive to local character.

Stephen Levrant is a chartered architect and Principal Architect of SLHA. After graduating from the Architectural Association School of Architecture in 1975, Stephen subsequently attained a further Diploma in Conservation from the Architectural Association in 1979 and has been a member of the Institute of Historic Building Conservation since its inception. Stephen Levrant has been elected a Fellow of the Royal Society of Arts, and of the Association for Studies in the Conservation of Historic Buildings and served on the latter committee for many years.

As a practice, SLHA has carried out innumerable appraisals within various legislative environments throughout the life of the company and have made a particular speciality of addressing the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) as well its predecessors. We work across the UK in planning/urban design and practical project construction, exclusively within the historic environment.



Landscape Consultant

Kim Wilkie

Each place has its own special character and identity – a continuous conversation between the physical form and the lives lived and shaped within it. As a landscape architect I try to understand the memories and associations embedded in a place and the natural flows of people, land, water and climate.

After 25 years of running his own practice, Kim now works as a strategic and conceptual landscape consultant. He collaborates with architects and landscape architects around the world and combines designing with the muddy practicalities of running a small farm in Hampshire, where he is now based.

Kim studied history at Oxford and landscape architecture at the University of California, Berkeley, before setting up his landscape studio in London in 1989. He continues to teach and lecture in America; writes optimistically about land and place from Hampshire; and meddles in various national committees on landscape and environmental policy in the UK.

Currently Kim is working on a combination of new town extensions, Oxford campuses, private estates, the redesign of Wakehurst Place for the Royal Botanic Garden and a sculptural earthform for the Dulwich Picture Gallery.



Architectural Consultant
de Metz Forbes Knight Architects

dmfk Architects are appointed by C C Land on various projects in and around The Leadenhall Building. We have taken on the role of informal architectural guardians of the building, gently addressing matters that pertain to its architectural integrity, designing ongoing upgrades to keep it in step with the market, and assisting C C Land in matters affecting its maintenance.

We are an award-winning AJ100 architectural practice having been established for over 20 years, with one of our founding partners, Paul Forbes, having cut his teeth at Richard Rogers Partnership. We regularly work with important 20th Century buildings including The Salters Hall (Sir Basil Spence), Tower 42 (Richard Siefert), 201 Bishopsgate (SOM), Voysey House (CFA Voysey), and many others, and our client list includes The Office Group, British Land, Barratt London, Land Securities, Derwent London, Great Portland Estates, Lazari, WRE, The Royal Opera House, and Tate Britain.

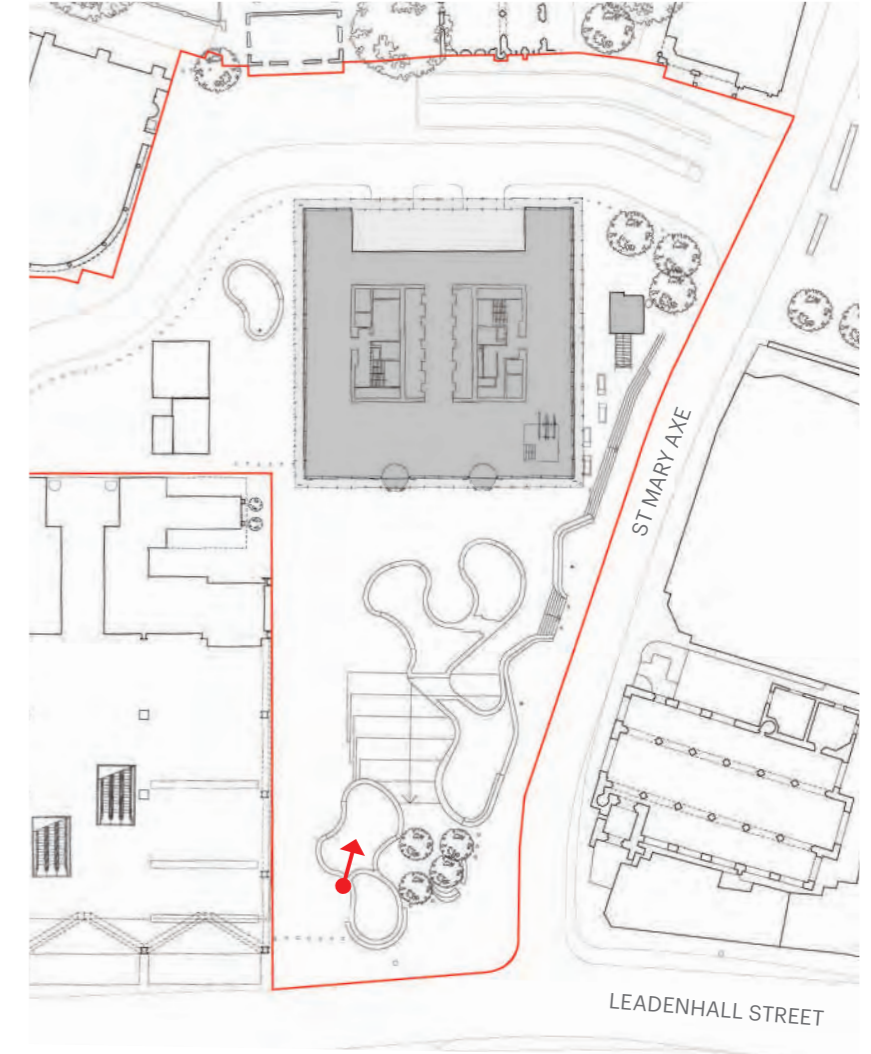
In the case of The Leadenhall Building, we have been asked to assist in preparing architectural information to support their Representations regarding the 2023 planning application for 1 Undershaft, in particular the effect on the public realm which serves both buildings, and the wider city.

TaylorWessing



Planning Legal
Taylor Wessing

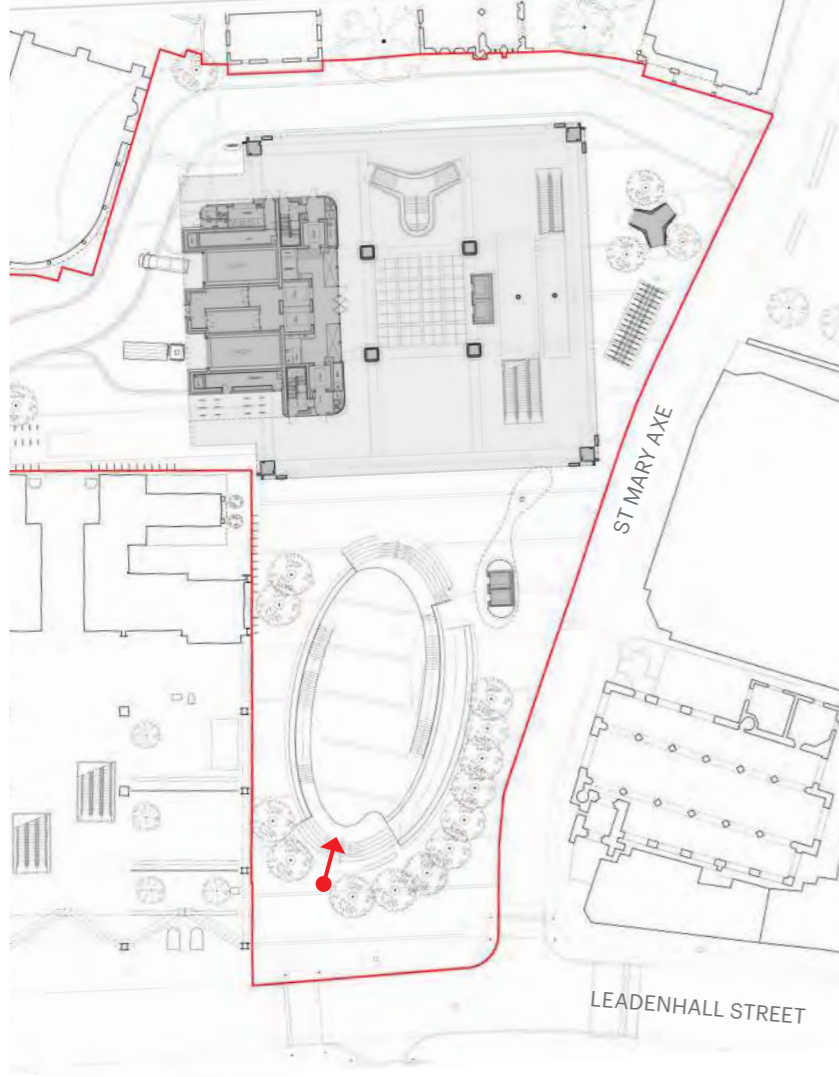


St Helen's Square, Existing



Existing

1 Undershaft Site Boundary 
Image Location 



2019 Consent

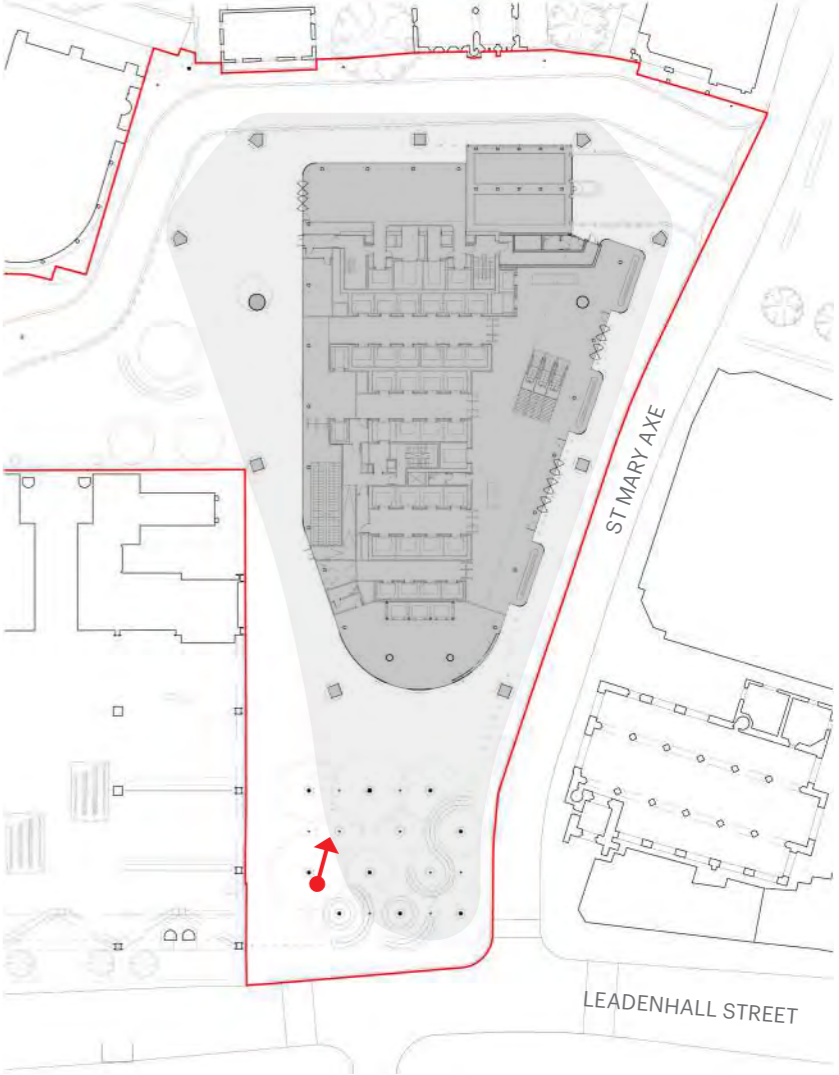
- 1 Undershaft Site Boundary
- ➔ Image Location





St Helen's Square, 2019 Consent



St Helen's Square, 2023 Application



2023 Application

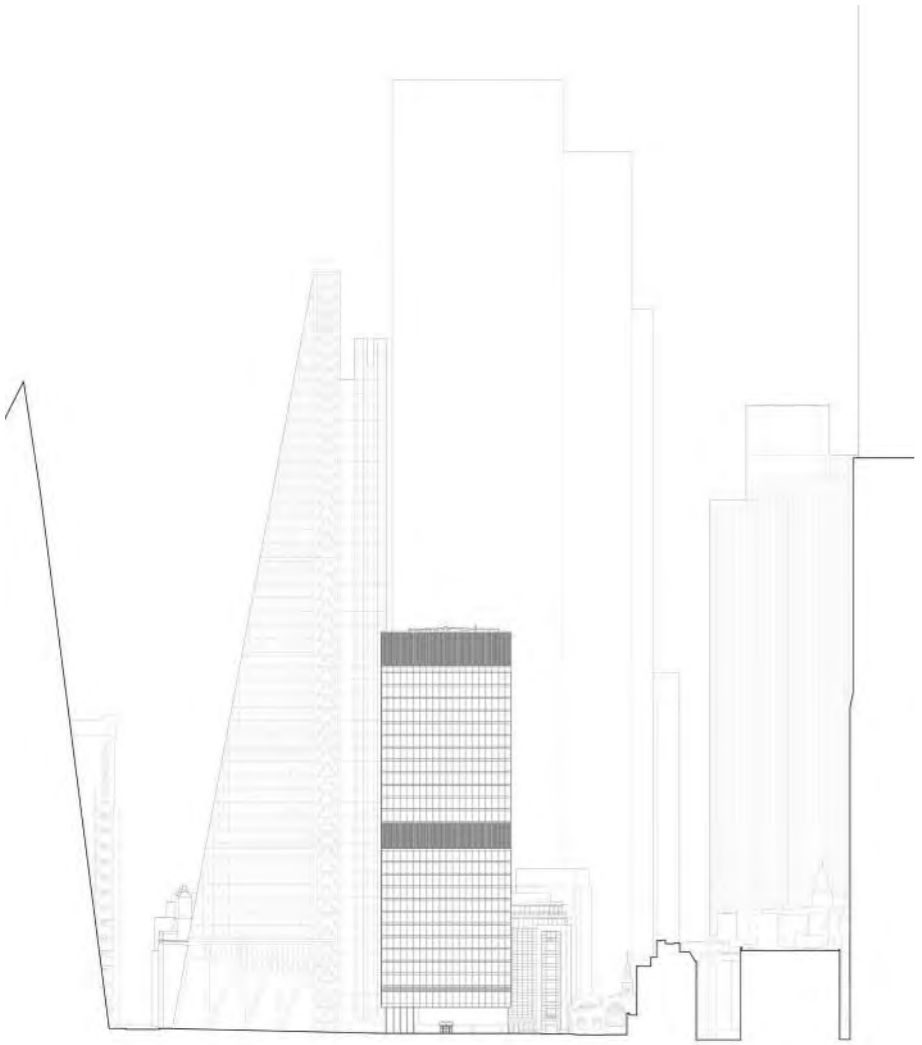
1 Undershaft Site Boundary 
Image Location 

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				<i>by Stephen Levrant Heritage Architecture</i>	

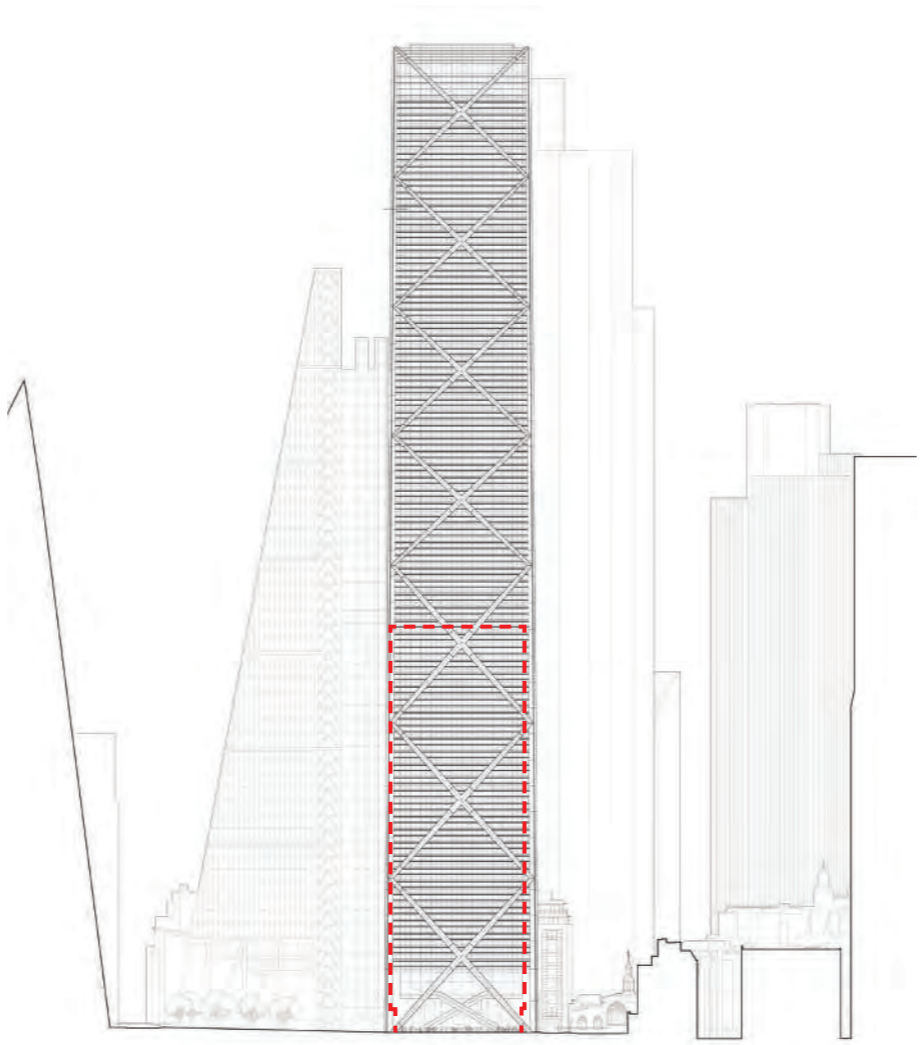
1 Undershaft

Bulk, Height, and Massing



Existing

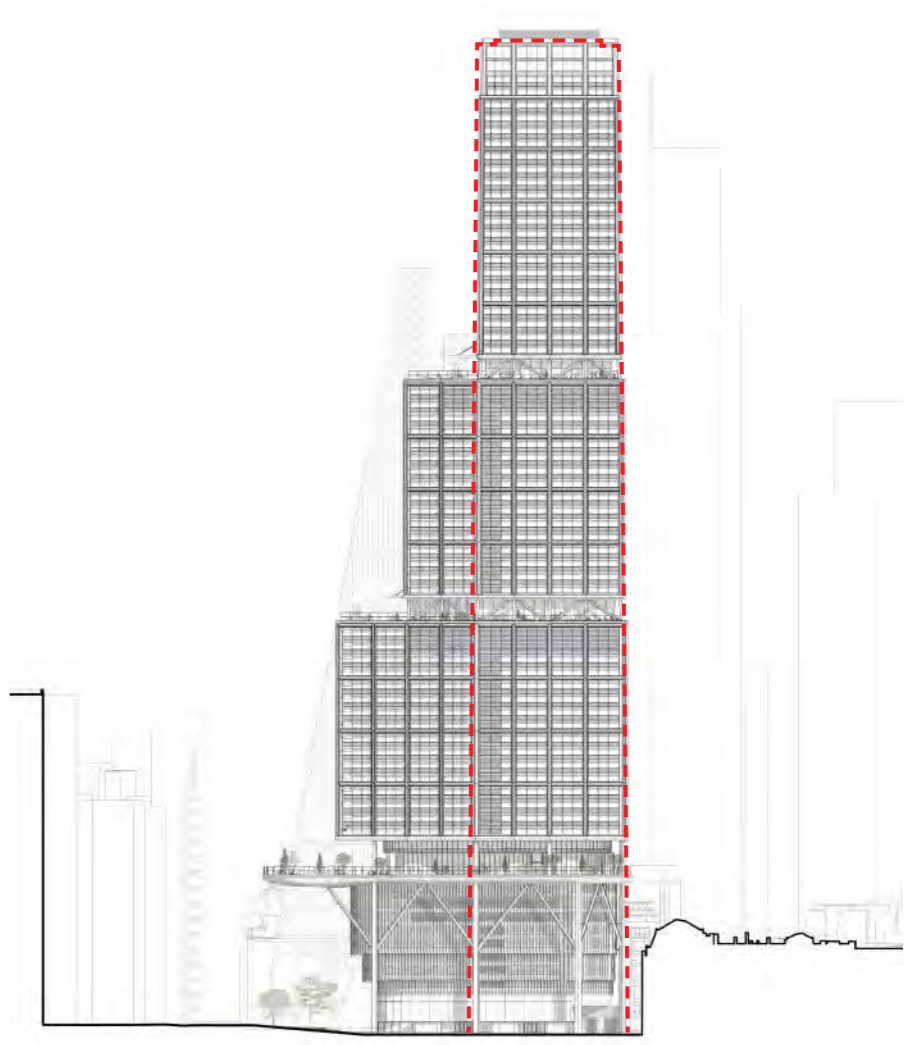
Total Height AOD: +133.0 m
 Total GIA: 49,093 m²



2019 Consent

Total Height AOD: +304.9 m² (+ 171.9)
 Total GIA: 149,100 m² (+203.7%)

Existing



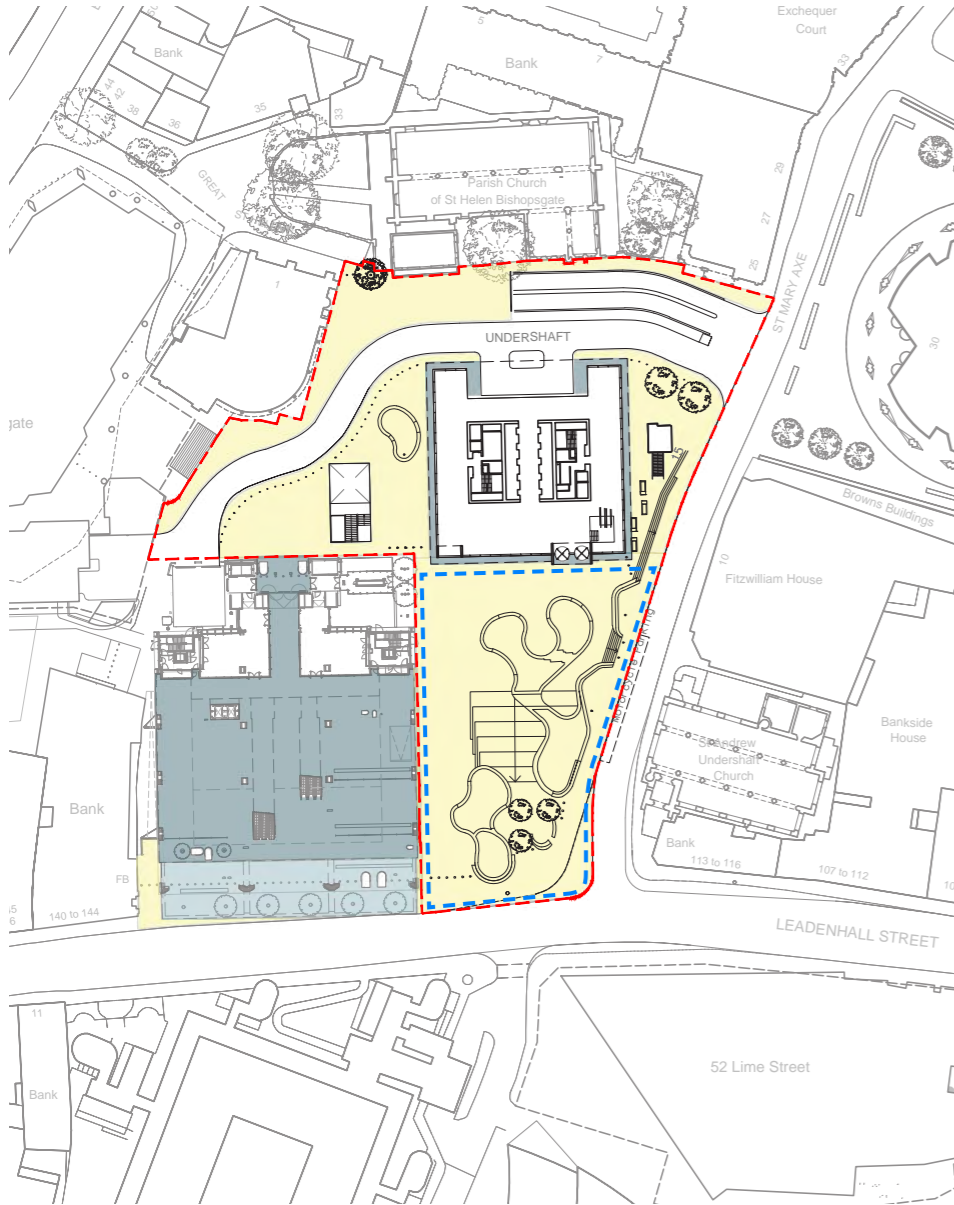
2023 Application

Total Height AOD: +309.6 m² (+ 176.6)
 Total GIA: 180,366 m² (+267.4%)

2019 Consent

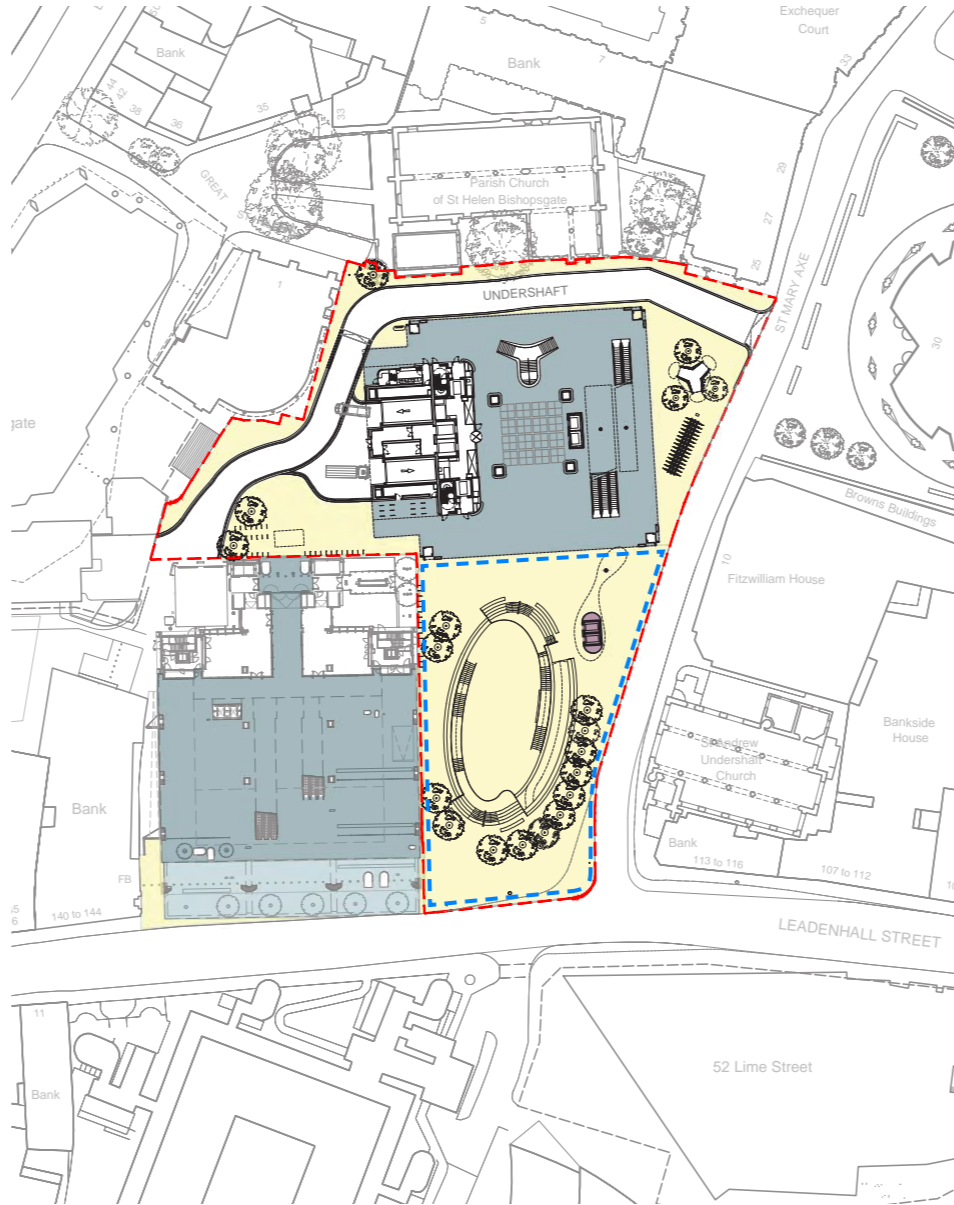
1 Undershaft

Street Level Public Open Space



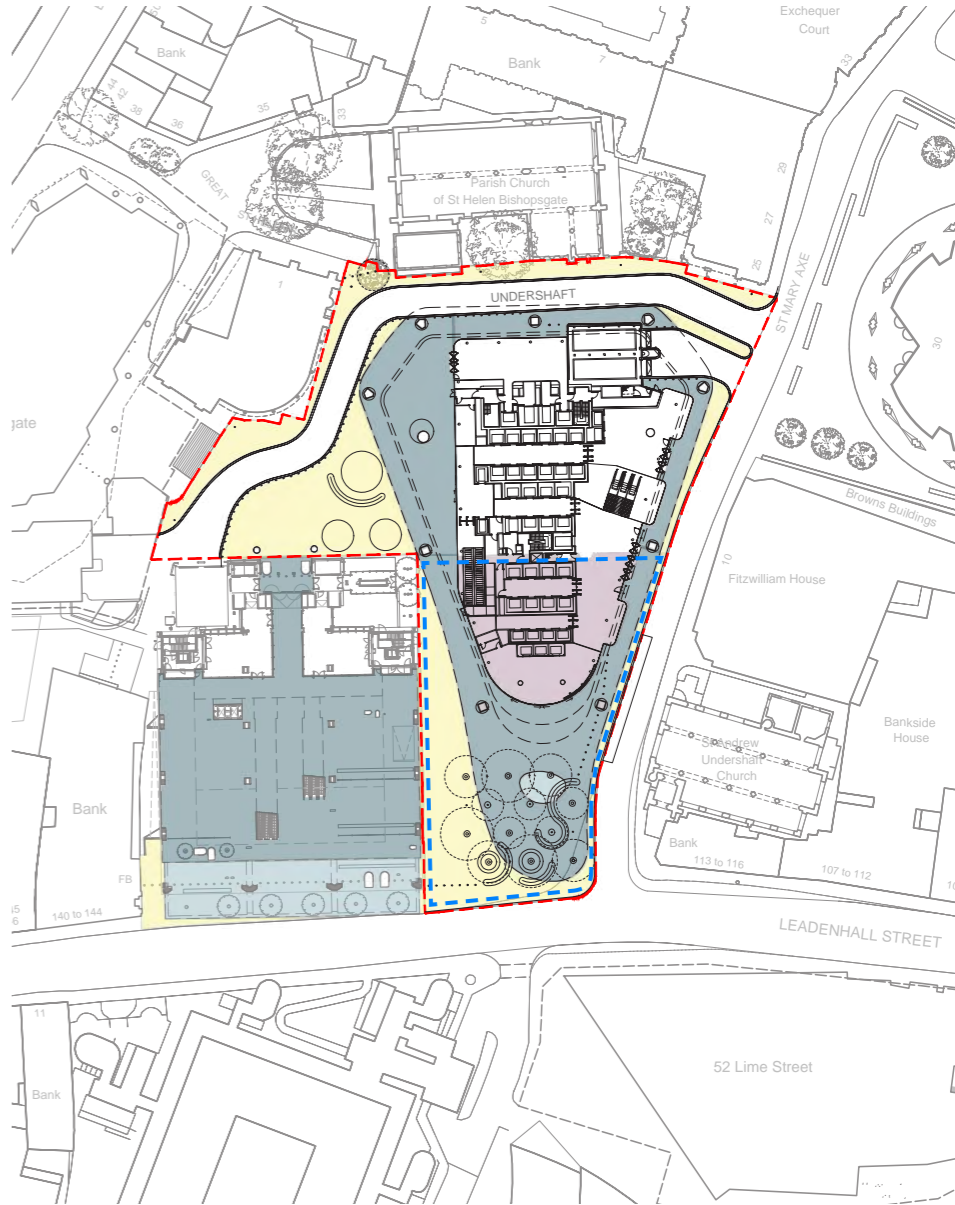
Existing

- Total public realm: 4,505 m²
- St Helen's Square public realm: 2,433 m²
of which:
- View of sky: 2,388 m²
- Sky blocked by canopy / undercroft: 45 m²



2019 Consent

- Total public realm: 5,361 m² (+856) (+19.0%)
- St Helen's Square public realm: 2,438 m² (+5) (+0.2%)
of which:
- View of sky: 2,438 m² (+50) (+2.1%)
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 25 m² (exc. from public realm)



2023 Application

- Total public realm: 3,770 m² (-735) (-16.3%)
- St Helen's Square public realm: 1,723 m² (-710) (-29.2%)
of which:
- View of sky: 723 m² (-1,665) (-69.7%)
- View of sky through glass canopy: 40 m²
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 721 m² (exc. from public realm)

Executive Summary

As owner of the neighbouring Leadenhall Building and active stakeholder in the City of London, C C Land have provided commentary on the 2023 redevelopment plans for 1 Undershaft as part of the statutory post submission consultation process.

We recognise the significance of the 1 Undershaft site in the City Cluster and the role this site needs to play in the future of the City of London.

We understand the acute importance of getting plans for the redevelopment of the 1 Undershaft site absolutely right.

C C Land fully support the existing 2019 planning consent for 1 Undershaft.

However we believe the 2023 redevelopment plans for 1 Undershaft are materially compromised on several matters and should not progress as currently submitted:

a. Substantive Loss of Existing Street Level Public Open Space

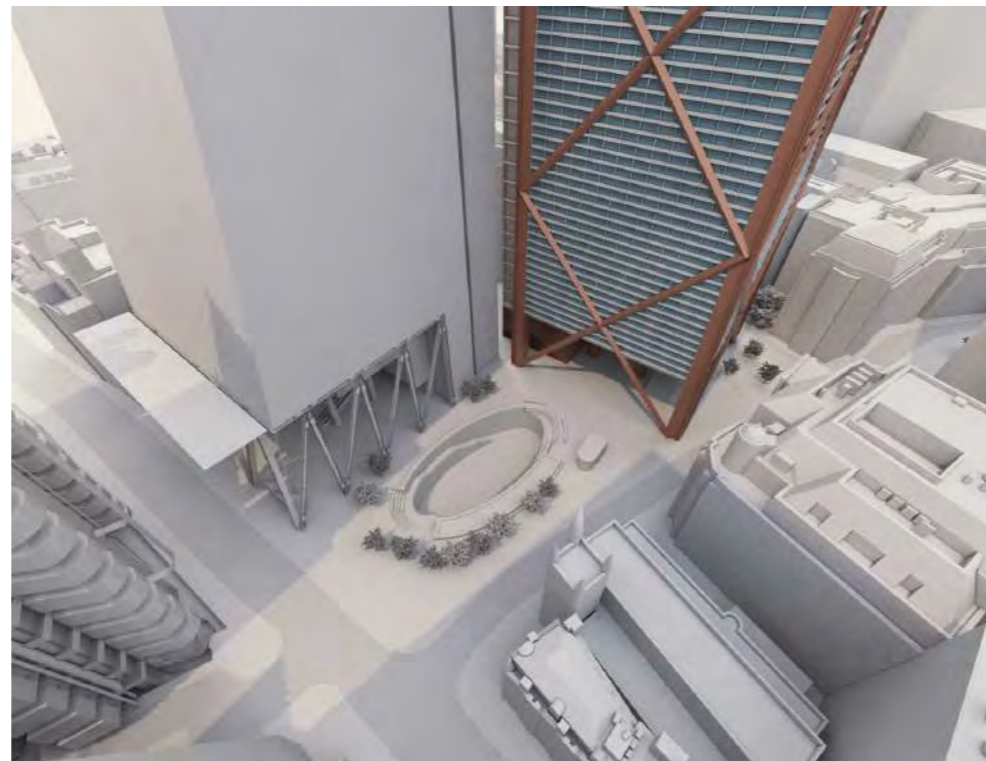
- The need to preserve and enhance the limited supply of public realm in the City of London is widely agreed and un-opposed.
- The existing area of St Helen's Square is 2,433 m². It is all open to the sky and elements. A substantial 29.6% (721 m²) of that area will be lost because of the increased ground level footprint.
- This loss is the equivalent of approximately 7% of publicly accessible open space in the eastern cluster. The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.
- The development proposal with its over-hanging structure and protruding tongue will leave just 29.7% (723 m²) as open space open to the sky. Most of the space will be covered.
- Viewing platforms and access controlled areas are an acceptable addition, but not an equivalent replacement for street level public open space.
- The proposals will adversely impact workers, residents and visitors ability to access and enjoy "impromptu" amenity in the City Cluster

b. Detrimental Impact on Existing Public Amenity

- The emphasis on creating a park and public offer in the sky will draw pedestrian activity and visitors away from street level, reducing its vitality and viability at a time when bringing as much activity as possible into the streets and spaces of the City is crucial.
- The proposals lower the quality of the environment at street level and demote St Helen's Square from the largest public open space in the City Cluster to a secondary, covered and unwelcoming transient area.



Existing



2019 Consent



2023 Application

Executive Summary

c. Negative Impact on Existing Townscape and Heritage Assets

- The combination of medieval Churches and outstanding modern architecture viewed against the skyline from an outdoor open piazza makes the environment surrounding 1 Undershaft one of the most powerful and unforgettable experiences of the City.
- The proposals stacked massing and alien Level 11 tongue, which overhangs most of the public realm, brutally undermines the beauty, character and attraction of the existing environment.
- The loss of connectivity between the two Grade I medieval churches (a substantial heritage benefit of the consented scheme omitted from the 2023 proposals).

d. Inferior Architectural Design

- The City Cluster is renowned for its architectural excellence, hosting some of the most recognisable and iconic tall buildings in the world. The overbearing and oppressive 2023 redevelopment plans fall objectively short of beauty.

The 2023 redevelopment plans conflict with the 10 key policies relating to design, tall buildings, heritage and public realm in the Development Plan which comprises the London Plan 2021 and the City of London Local Plan 2015. It also conflicts with the emerging City Plan 2040 submission draft.

There is serious harm to the public realm, townscape and setting of heritage assets. Considerable weight should be given to the harm arising from the conflict with the Development Plan.

The 2023 redevelopment plans have a detrimental impact on occupiers of the eastern half of The Leadenhall Building in terms of overlooking, loss of daylight and loss of views.

Whilst we believe these are relevant concerns, it is accepted that they are not planning matters and our objections are not progressed on this basis.

We have considered the 1 Undershaft proposals primarily as a long term stakeholder in the future of the City of London.

We request that revisions are implemented to the 2023 redevelopment plans for 1 Undershaft which deliver:

- No loss of street level public open space from the existing situation
- Preserve and enhance St Helen’s Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents and visitors
- No harmful townscape or heritage impact
- Architectural excellence within the City Cluster

The 2023 redevelopment plans for 1 Undershaft do not comprise the optimum solution for this critical site.

If unchanged, we believe Officers would be unable to support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.



Existing



2019 Consent



2023 Application

1. View of the City Cluster from Sky Garden, October 2019.



1.0 Introduction

This document comprises Representations on the 2023 redevelopment plans for 1 Undershaft London EC3A 8EE as detailed within Planning Application Ref. No: **23/01423/FULEIA**.

It has been produced on behalf of C C Land, owner of The Leadenhall Building by the following professional team:

Architect	dMFK
Landscape Architect	Kim Wilkie
Heritage Consultant	Stephen Levrant Heritage Architecture
Planning Consultant	JDA Planning Consultancy Limited
Planning Legal	Taylor Wessing

Headquartered in Hong Kong, C C Land are generational investors in prime real estate in London. The Leadenhall Building was acquired in 2017 and comprises the Group's principal asset.

C C Land are a proactive stakeholder in the City of London:

- Sit on the Board of the City Property Association (CPA);
- One of the founding Members of the EC Bid;
- Sponsor the Sculpture in the City Programme; and
- Support the One City digital platform promoting the Square Mile.

C C Land believe in the City of London and share the City Corporation's aspirations for the future of the Square Mile and the City Cluster in particular.

It is clear that these 2023 redevelopment plans proposals differ markedly from the existing 2019 consent for 1 Undershaft.

The proposals now have a material impact upon The Leadenhall Building and St Helen's Square and significant implications upon our setting, our occupiers, and those who work/reside within and visit the City of London.

The 2023 redevelopment plans have a detrimental impact on occupiers of the eastern half of the Leadenhall Building in terms of overlooking, loss of daylight, and loss of views. Whilst we believe these are relevant concerns, we understand that they are not planning matters. C C Land have considered the 1 Undershaft proposals primarily as a long term stakeholder in the future of the City of London.

C C Land consider it is incumbent upon stakeholders to engage in the planning and development process. We advised the City of London on 21 February 2024 of our intention to submit formal representations as part of the Neighbour Consultation process.

The professional team have been provided information from the Applicant (see chapter 1.1) and have reviewed all documentation submitted on the City of London's planning portal.

C C Land's assessment has focused on the public realm and street scene at the base of the tower.

1.1 Applicant Consultation

1. Photo of consultation drawings and model, October 2023.

2. Extract of information provided at initial stakeholder presentation, 31 October 2023.

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2.



1.1 Applicant Consultation

Pre-Application Consultation

The Statement of Community Involvement submitted with the planning application Ref. No: **23/01423/FULEIA** states that engagement with the City of London Corporation planning department and other stakeholders commenced in early 2022.

C C Land initiated contact with the Applicant's team on 8 September 2023 to request a briefing on the new redevelopment plans for 1 Undershaft.

An initial stakeholder presentation was given to C C Land by Eric Parry Architects on 31 October 2023.

Upon request a more detailed follow up explaining the impact of the new proposals on The Leadenhall Building and its environs was provided by the Applicants team to C C Land and dMFK on 23 November 2023.

Post-Submission Consultation

The following requested information has been provided by the Applicants team in recent weeks:

- 3D massing model, received 7 March 2024
- Additional section drawings, received 7 March 2024
- Public realm management plan, received 7 March 2024
- Hostile vehicle mitigation strategy, received 7 March 2024
- CGI video views from typical office floorplates of The Leadenhall Building, received 15 March 2024
- GIA overshadowing assessment (including 2019 consented scheme, not previously in planning applications) received 8 April 2024
- GIA revised overshadowing assessment (including full extent of site for analysis of 2019 consented scheme, and additional dates of analysis) received 22 April 2024

2.0 The Leadenhall Building & St Helen's Square

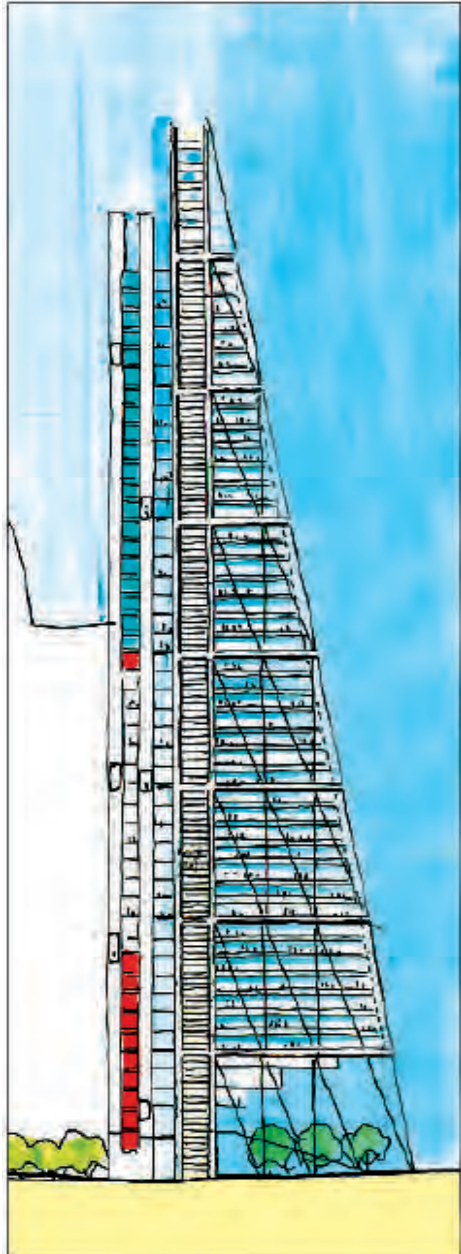
1. Concept section and elevation illustrating public realm provided at ground level (from Design & Access Statement by RSHP).

2. Photo looking north east towards St Helen's Square from Leadenhall Plaza.

3. Concept diagram illustrating the preserved view to St Andrew Undershaft Church from Leadenhall Plaza (RSHP).

4. Photo looking east towards St Andrew Undershaft Church from Leadenhall Plaza.

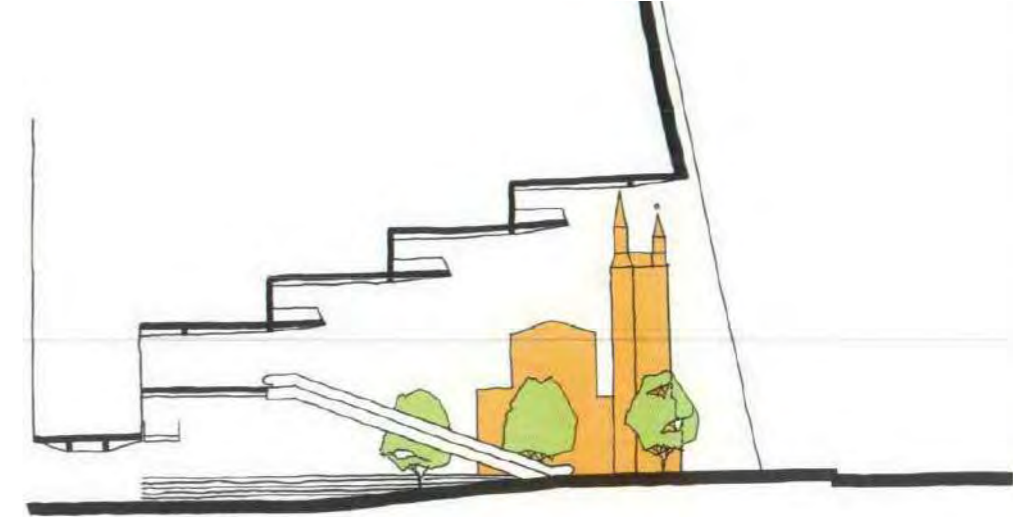
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2.1 St Helen's Square & Leadenhall Plaza

St Helen's Square is a vitally important civic space and focal point for place making in the City Cluster. It frames the medieval Churches and outstanding modern architecture against the skyline. This is one of the most powerful and unforgettable outdoor experiences in the City.

St Helen's Square is a significant open space fronting Leadenhall Street and St Mary Axe, attracting office workers, residents, and visitors of all age groups to meet, relax, play, and enjoy events within the iconic setting.

The Leadenhall Building adjoins St Helen's Square and the Aviva Building, which are within the planning application site for 1 Undershaft. The Leadenhall Building's public open space at street level flows into St Helen's Square;

"Although the tower occupies the entire site, the scheme delivers an unprecedented allocation of public space – the lower levels are recessed on a raking diagonal to create a spectacular sun-lit, seven-storey high space complete with shops, and soft landscaped public space. The public space offers a half-acre extension to the adjacent piazza of St Helen's Square... This new public space provides a rare breathing space within the dense urban character of the City of London". (RSHP Website Projects Page – Overview).

St Helen's Square enjoys a high standard of sunlight and daylight, which lifts the quality of light and comfort levels in The Leadenhall Building's adjacent covered open space.



The 2019 consent recognised the importance of protecting and enhancing the experience of St Helen's Square and its connection to the Leadenhall Plaza. The following chapters assess the implications of the 2023 proposals for 1 Undershaft on St Helen's Square.

From this analysis of the City Local Plan's approach to public open space, and the character of St Helen's Square, the following conclusions are reached:

1. There is a serious deficiency of public open space in the City, and in particular in the Eastern Cluster.
2. Planning policy and strategies for the Eastern Cluster look to protect, improve, and extend the area of public open space in the Eastern Cluster.
3. St Helen's Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a canvas for active and engaging public life.
4. St Helen's Square has excellent daylight, sunlight, reflected light, and as a result is a very popular place for recreation and has the potential to host outstanding events.
5. It has an internationally significant setting, which frames the sky above St Helen's Square, including the Gherkin, the Grade I Listed St Andrew Undershaft Church, the Grade I Listed Lloyd's Register building, and The Leadenhall Building.
6. Public open space in the City is a scarce and valuable resource. St Helen's Square is one of the most important opportunities for public open space in the City, and the Eastern Cluster.

2.2 Policies & Strategy for Public Realm in The City

1. Public realm proposals, from The City Cluster Vision (2019), incorporating 1 Undershaft 2019 consent & highlighting two primary civic spaces in the Eastern Cluster.

St Helen's Square 
The Gherkin 

2. Leadenhall Street opportunity diagram, from The City Cluster Vision (2019).

3. St Helen's Square CGI, from The City Cluster Vision (2019).

1.



2.



3.



2.2 Policies & Strategy for Public Realm in The City

The City Cluster Vision shows the importance of St Helen’s Square to the Open Space Strategy for the Eastern Cluster:

*“Spaces such as St Helen’s Square (at the foot of 122 Leadenhall Street and 1 Undershaft) and The Plaza at the foot of 30 St Mary Axe (the Gherkin) provide **the canvas for active and engaging public life to flourish and are supported by a range of social and cultural activities and events.**”*

The City’s own policies and strategies for public realm state that:

- There is a serious deficiency of public open space in the City, and in the Eastern Cluster.
- Planning policy and strategies for the Eastern Cluster look to protect, improve, and maximise the area of public open space in the Eastern Cluster.

St Helen’s Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a canvas for active and engaging public life.

- It has an internationally significant setting, the sky above St Helen’s Square is framed by the Gherkin, St Andrew Undershaft Church (Grade 1 listed), the Lloyd’s Register (Grade 1 listed), and The Leadenhall Building.
- St Helen’s Square is at the centre of the planned growth of tall buildings, an area of exceptional density, which will put increasing pressure on open spaces. This reinforces the need to protect St Helen’s Square, and in the words of the City *“make it work hard”* and not to reduce it in size area and character.

Area	Percentage of Open Space	Total Size (Hectares)	Publicly Accessible (Hectares)
North of the City	51	16.53	12.02
Cheapside and St. Paul’s	9	2.84	2.73
Eastern Cluster	4	1.18	1.06
Aldgate	4	1.33	1.09
Thames and the Riverside	19	6.17	5.32
Rest of the City	13	4.04	3.44
Total	100	32.09	25.66

Table 2: Distribution of Open Space, from The City of London Open Space Strategy SPD (2015).

3.0 Comparison of 1 Undershaft Proposals

by de Metz Forbes Knight Architects

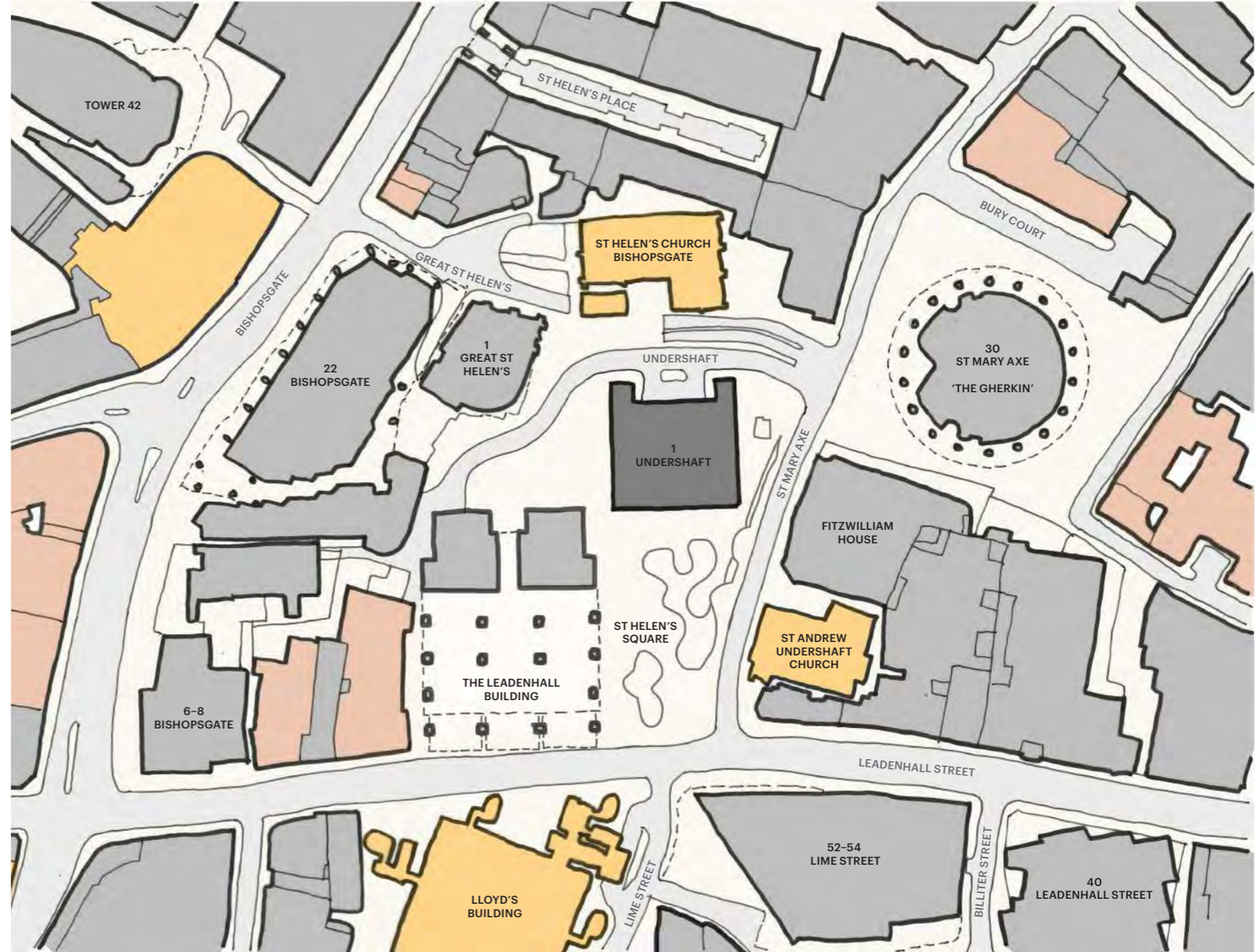
3.1 Architectural Strategy & Findings

This chapter summarises a comparative analysis of the 2023 redevelopment proposals for 1 Undershaft (Planning Application Ref. No: **23/01423/FULEIA**) against the 2019 consented proposals (**16/00075/FULEIA**) and the existing Aviva building and St Helen's Square. It focuses on evaluating the impact of proposals on the street scene and provision of public realm.

The analysis involves a review of relevant drawings from each application, supplemented by additional diagrams and annotations highlighting the relationship with St Helen's Square and the wider context. Further drawings, diagrams, and a comparison of verified and non-verified views are included in Appendix A: Comparison of 1 Undershaft Proposals.

The analysis highlights contrasting outcomes, underscoring the importance of thoughtful urban planning to preserve and enrich the public realm, in accordance with London Plan Policies D8 on public realm and D9 on tall buildings, and the design and public realm policies and strategies of the City of London:

- The 2023 proposal results in fragmentation and loss of coherence, particularly affecting the connection between St Helen's Church Bishopsgate and St Helen's Square. In contrast, the 2019 scheme improved connectivity and integration of public spaces, with the whole of St Helen's Square retained and a net-gain in area with its undercroft and lower ground plaza.
- The scale and massing of the 2023 proposals encroach upon St Helen's Square and fail to adequately compensate for the loss, diminishing the quality and vitality of the public realm, whereas the 2019 scheme avoided building into or over St Helen's Square beyond the existing footprint of the Aviva building.
- The 2023 proposals' podium and massing limit sky visibility, sunlight, and privacy for neighbouring buildings and streets. Conversely, the 2019 scheme's generous undercroft integrates seamlessly with adjacent buildings, connecting St. Helen's Square with St Andrew Undershaft Church, enriching pedestrian experience in the City Cluster.
- The 2023 proposals project significantly further south, obscuring the iconic profile of The Leadenhall Building, diminishing its character and presence in views from Leadenhall Street and St Mary Axe in the east. Comparatively, the 2019 scheme tapered inwards at higher levels to maintain The Leadenhall Building's aspect onto St Helen's Square and views from the square of the Gherkin, St Andrew Undershaft Church, and Lloyds Building.



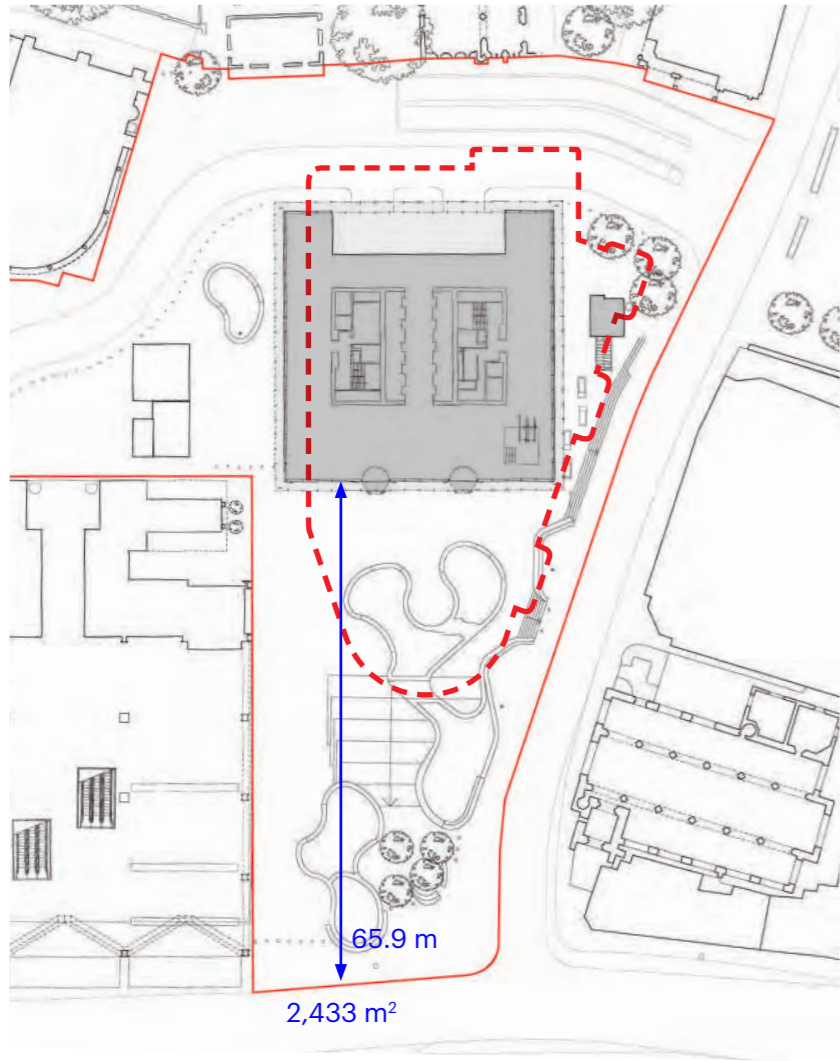
Location Plan, Existing

3.2 Proposed Plans

3.2.1 Ground Floor

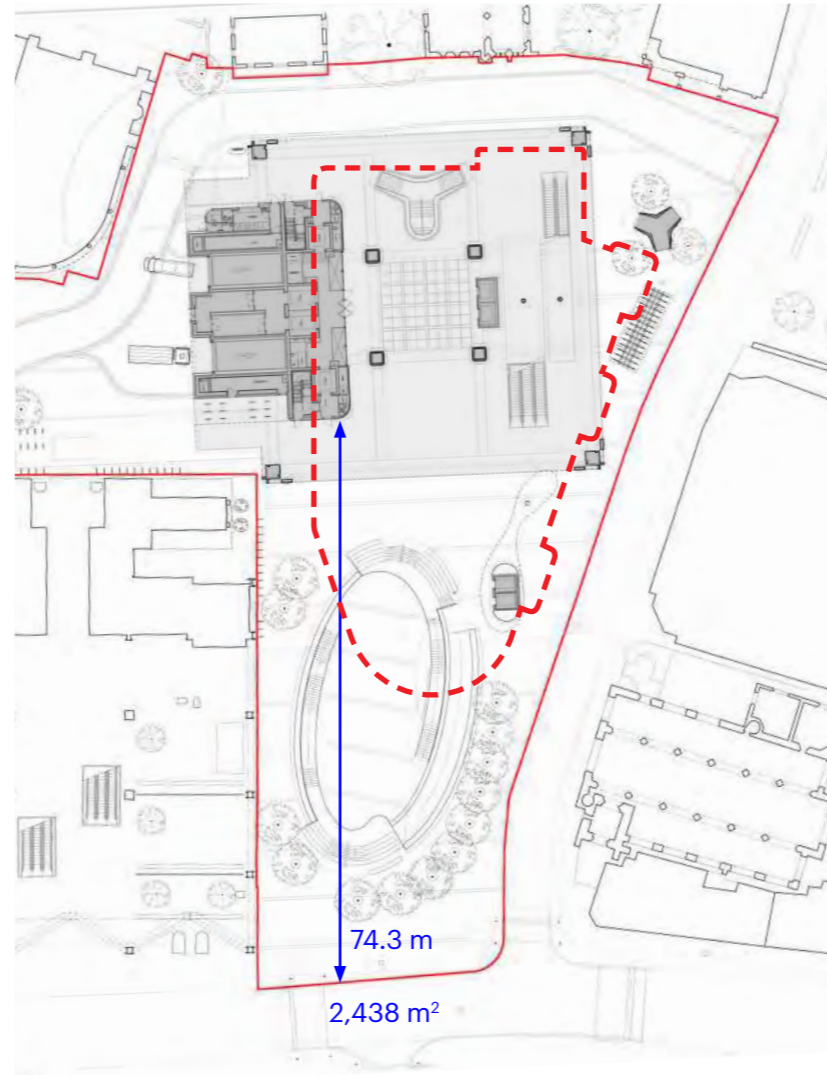
These plans demonstrate the significant loss of area, visible sky, quality, and usability of St Helen's Square due to the encroachment of 2023 proposals into and above the street level public realm, compared to both the existing scenario and 2019 consented proposals.

Ground Floor



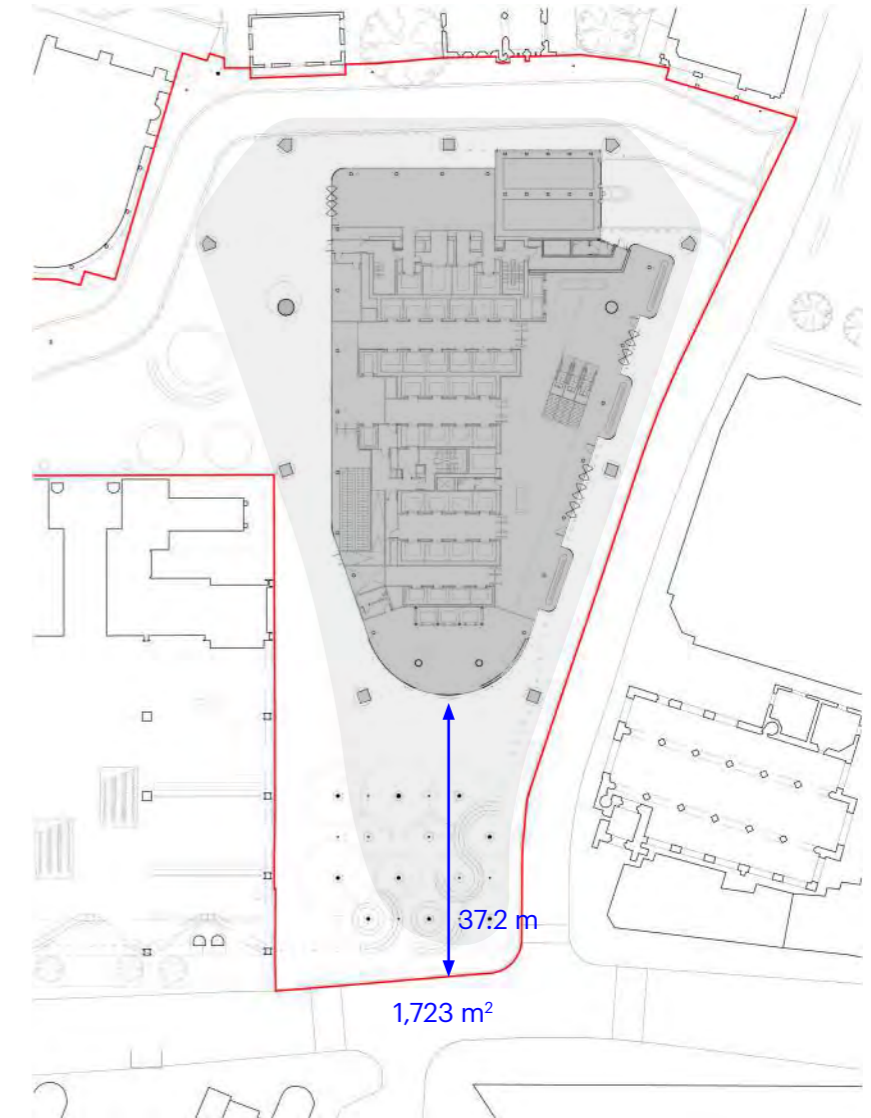
Existing

- The area of St Helen's Square is 2,433 m² with a depth of 65.9 m.





2019 Consent

- The area of St Helen's Square increases to 2,438 m², the depth increasing to 74.3 m to the nearest ground floor structure.



2023 Application

- The area is reduced to 1,723 m² and the depth reduced to 37.2 m (half of the 2019 scheme).

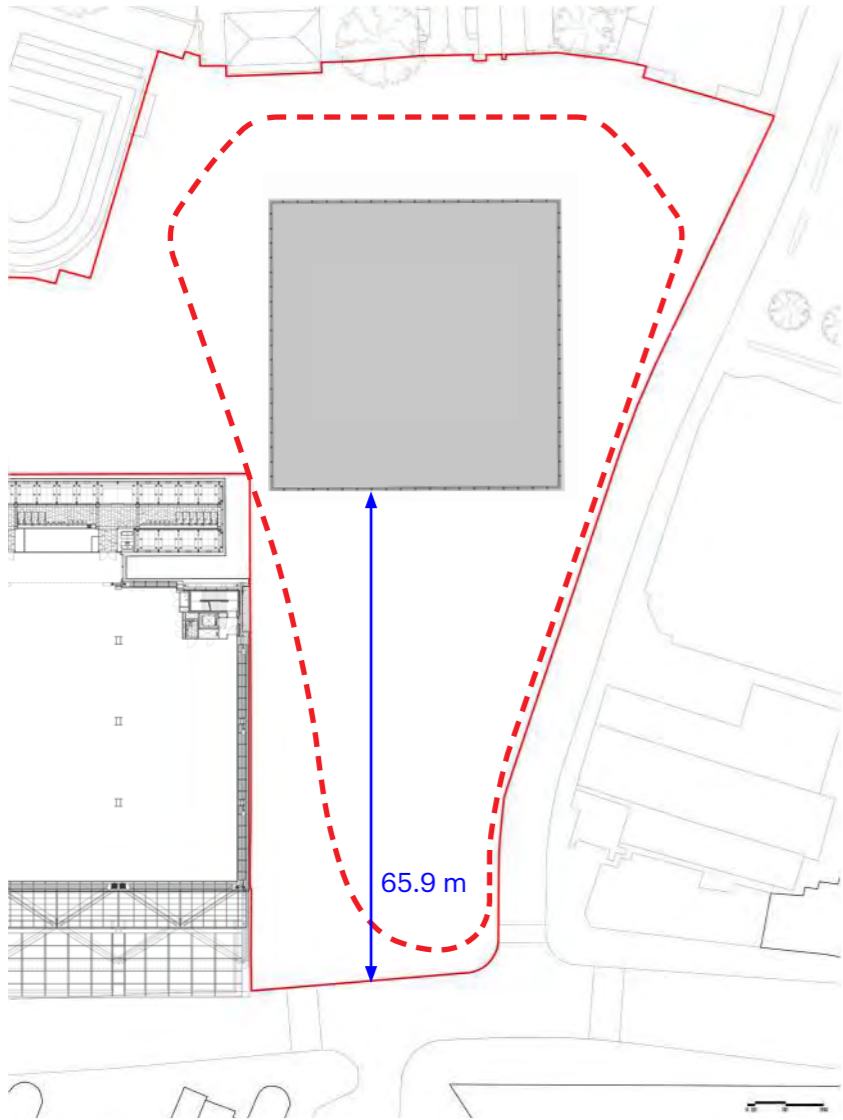
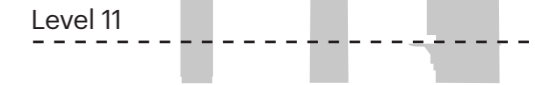
1 Undershaft Site Boundary 
 Extent of 2023 Proposal at Ground Floor 



3.2 Proposed Plans

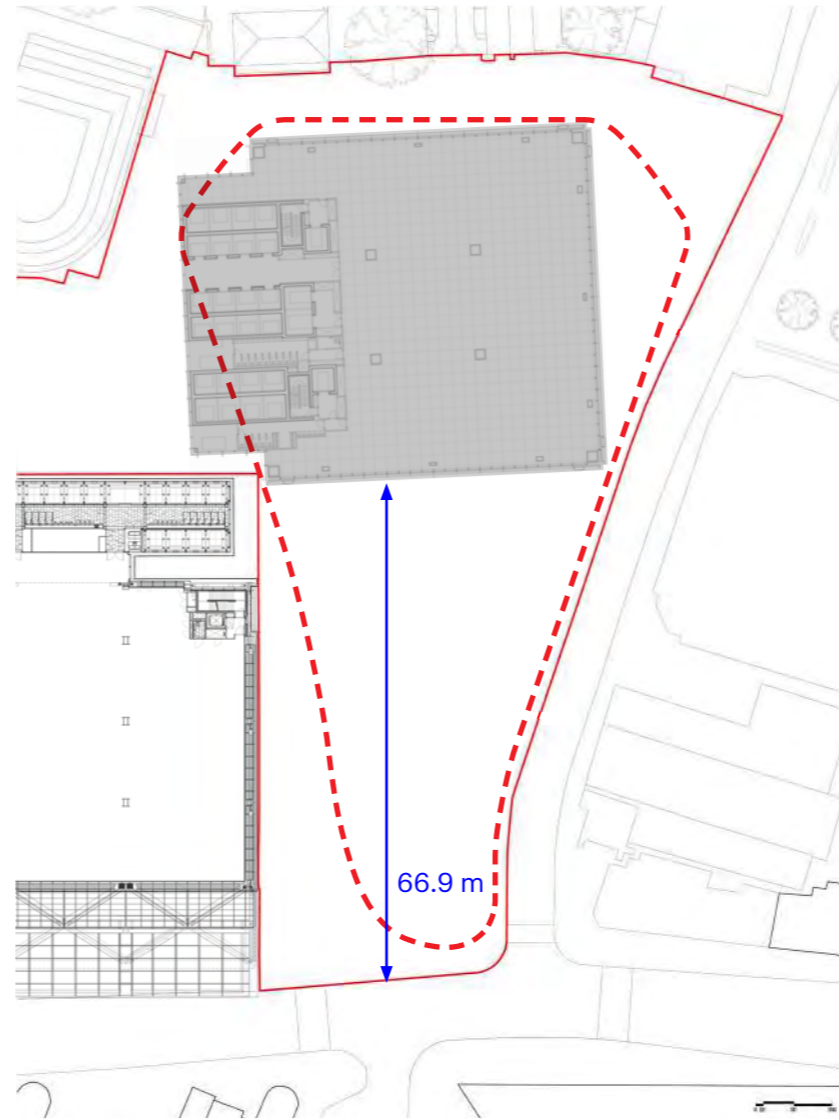
3.2.2 Level 11

These plans illustrate the large increase of proposed massing overhanging and overshadowing St Helen's Square in the 2023 application versus the 2019 consented scheme, which slightly improved the existing line of public realm to the south.



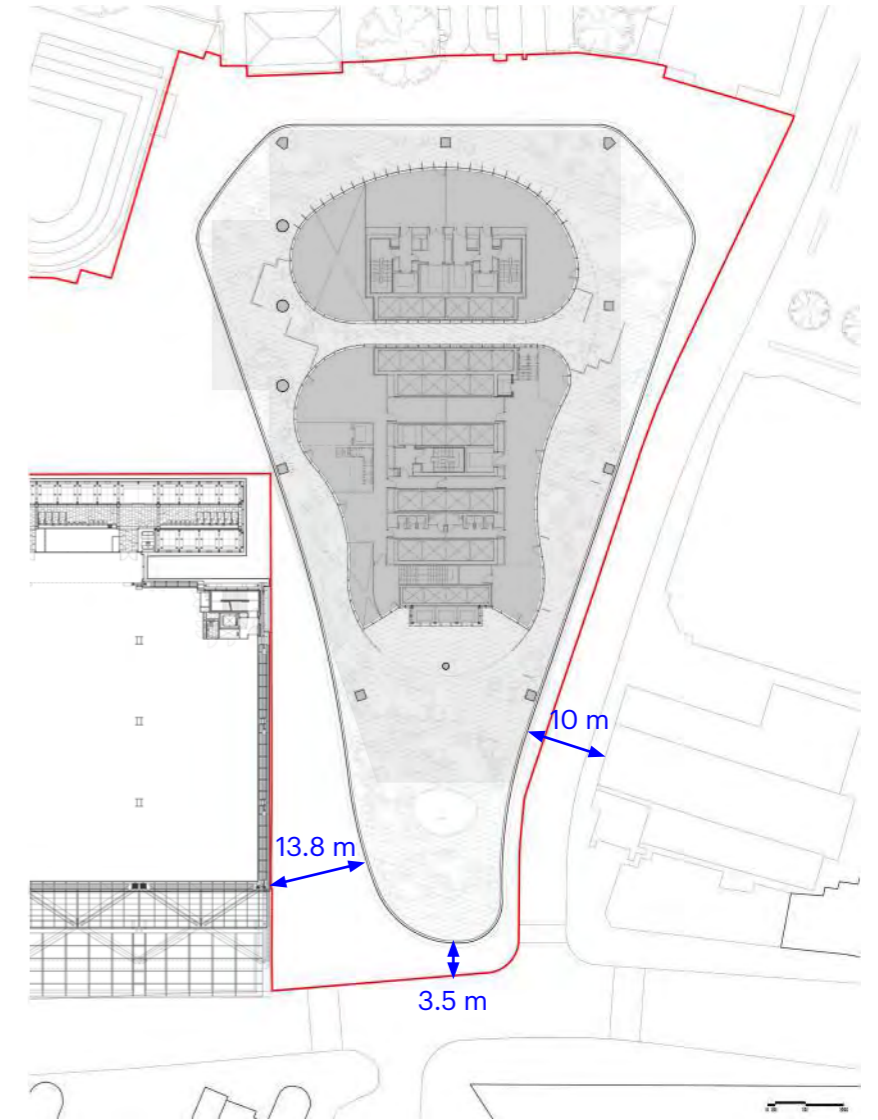
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



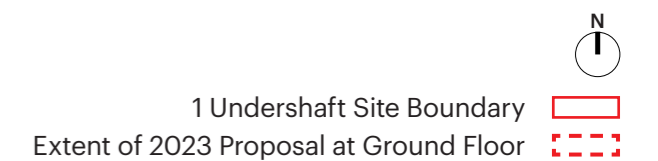
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- Public realm at level 11 is not a like for like replacement and doesn't compensate for the significant loss and harm caused at street level.

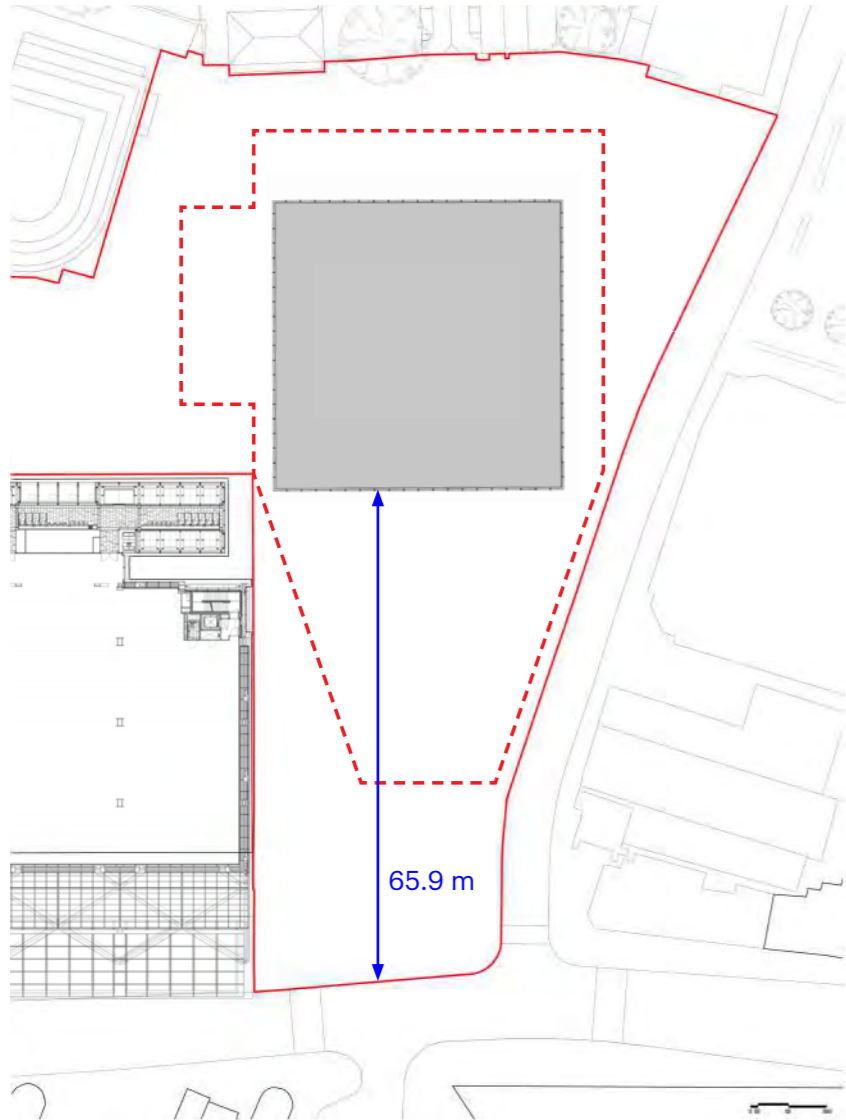


3.2 Proposed Plans

3.2.3 Level 14

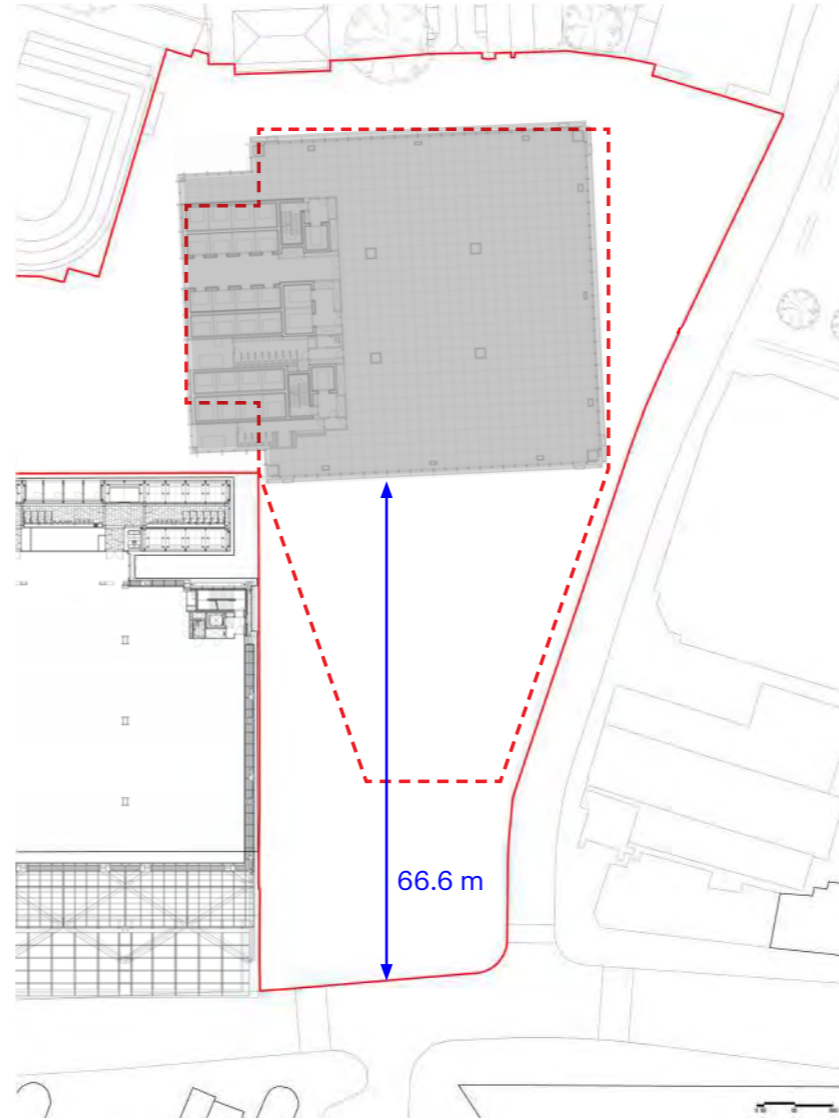
These plans show how the lower-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.

Level 14



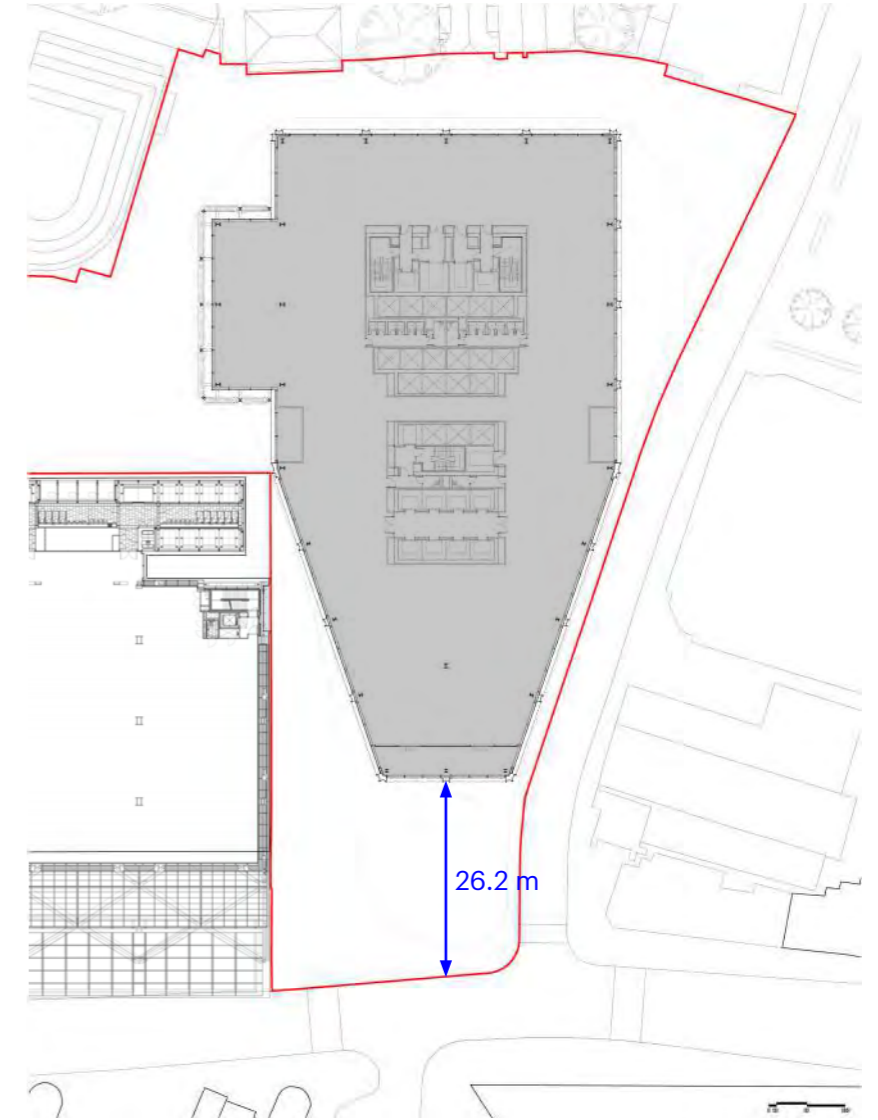
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.



2024 Application

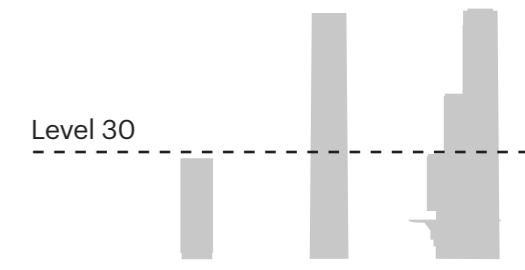
- Increased lower-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.



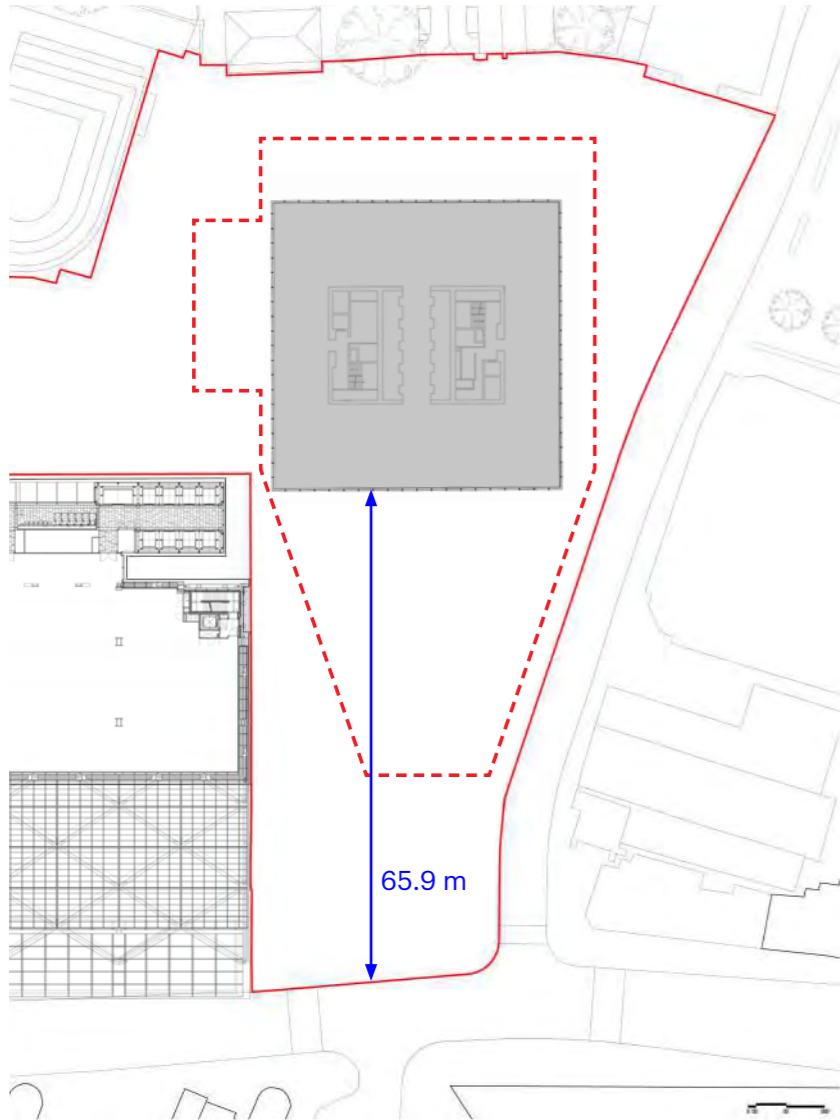
1 Undershaft Site Boundary
Extent of 2023 Proposal at Ground Floor

3.2 Proposed Plans

3.2.4 Level 30

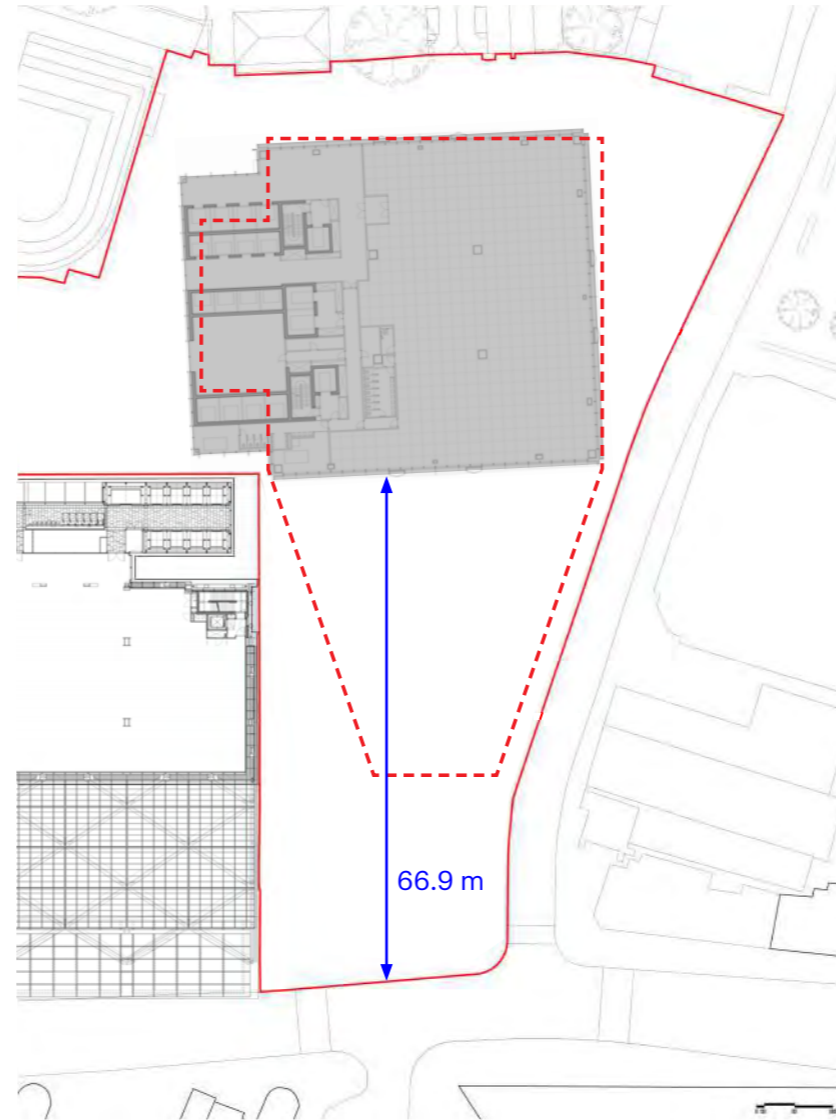


These plans show how the upper-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



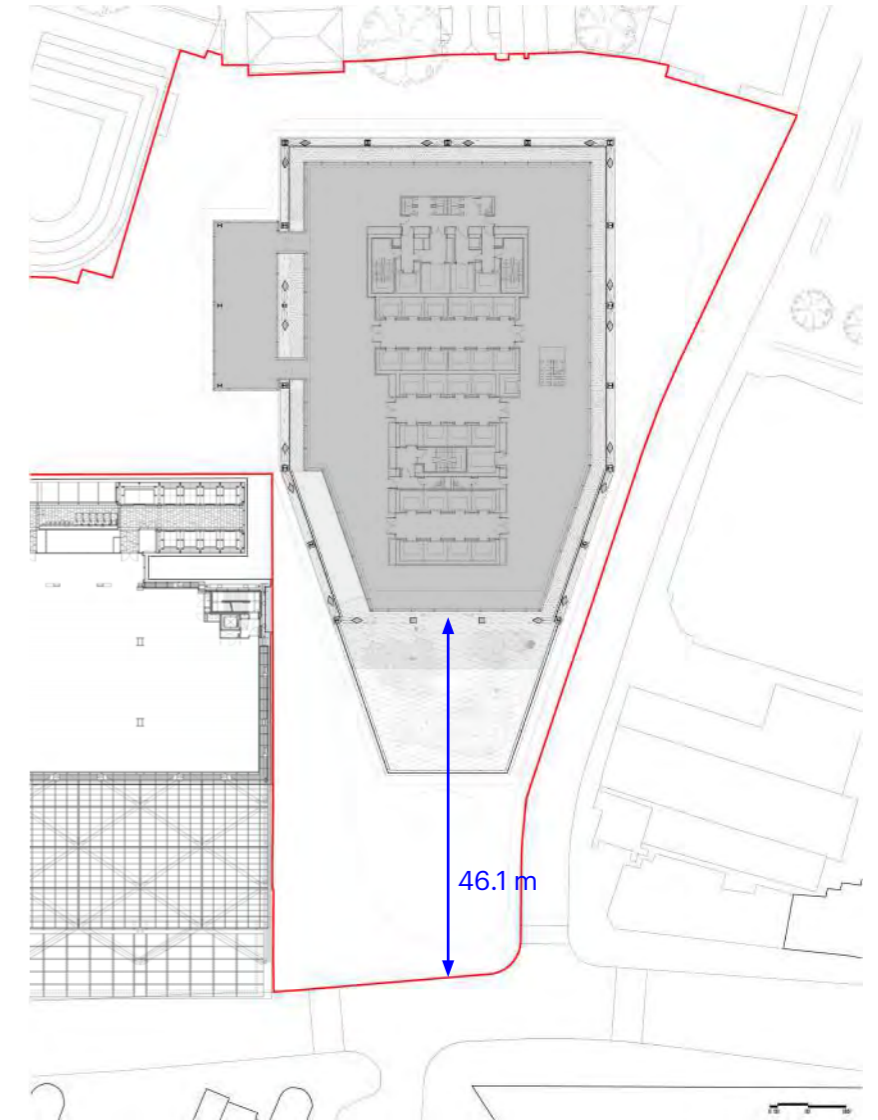
Existing (Roof Plan)

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



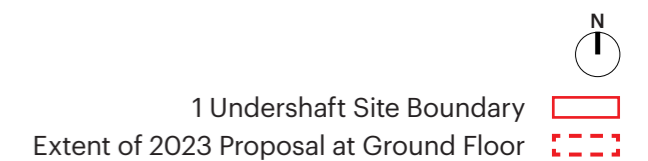
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.



2023 Application

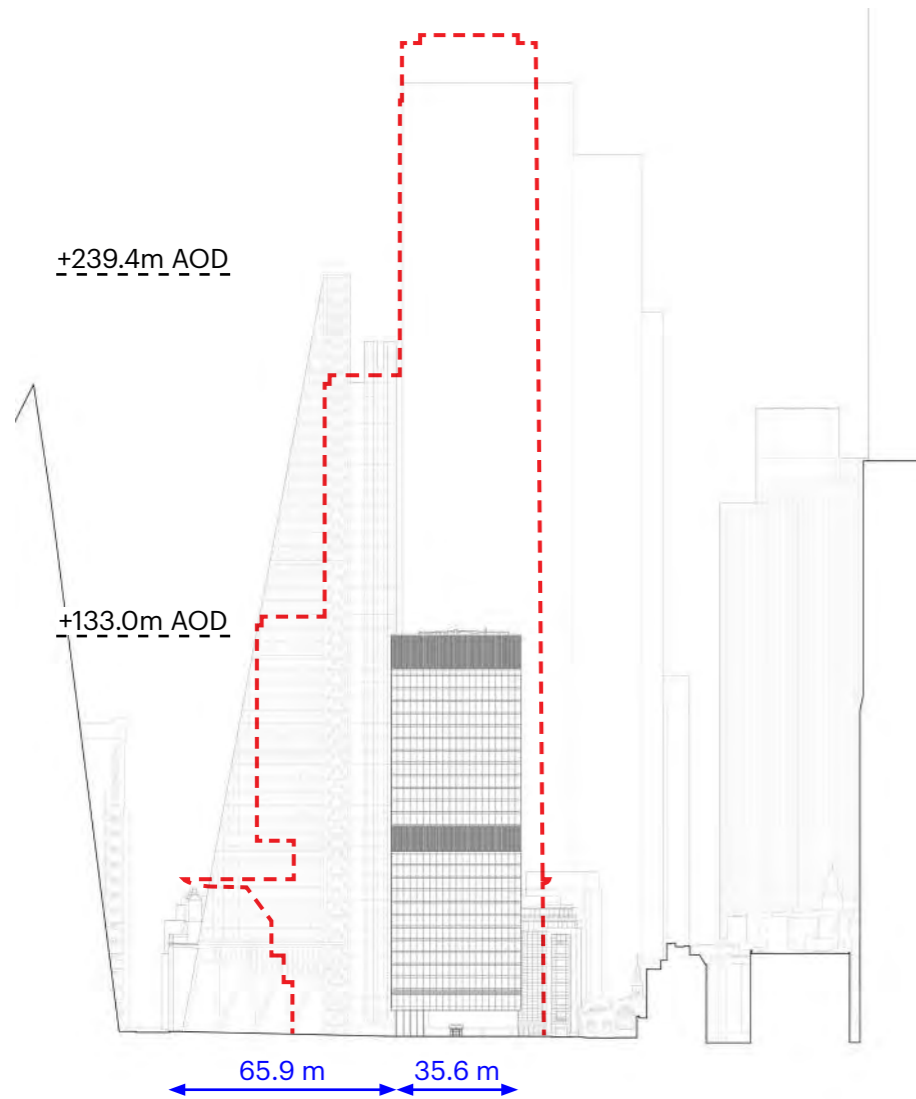
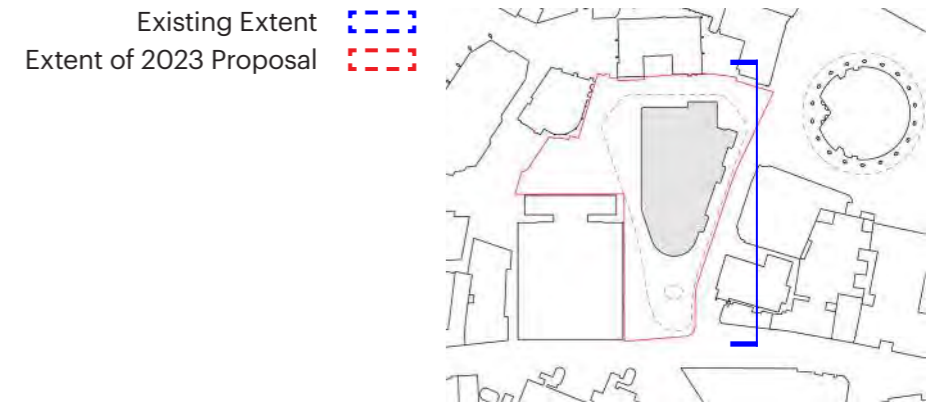
- Increased upper-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.



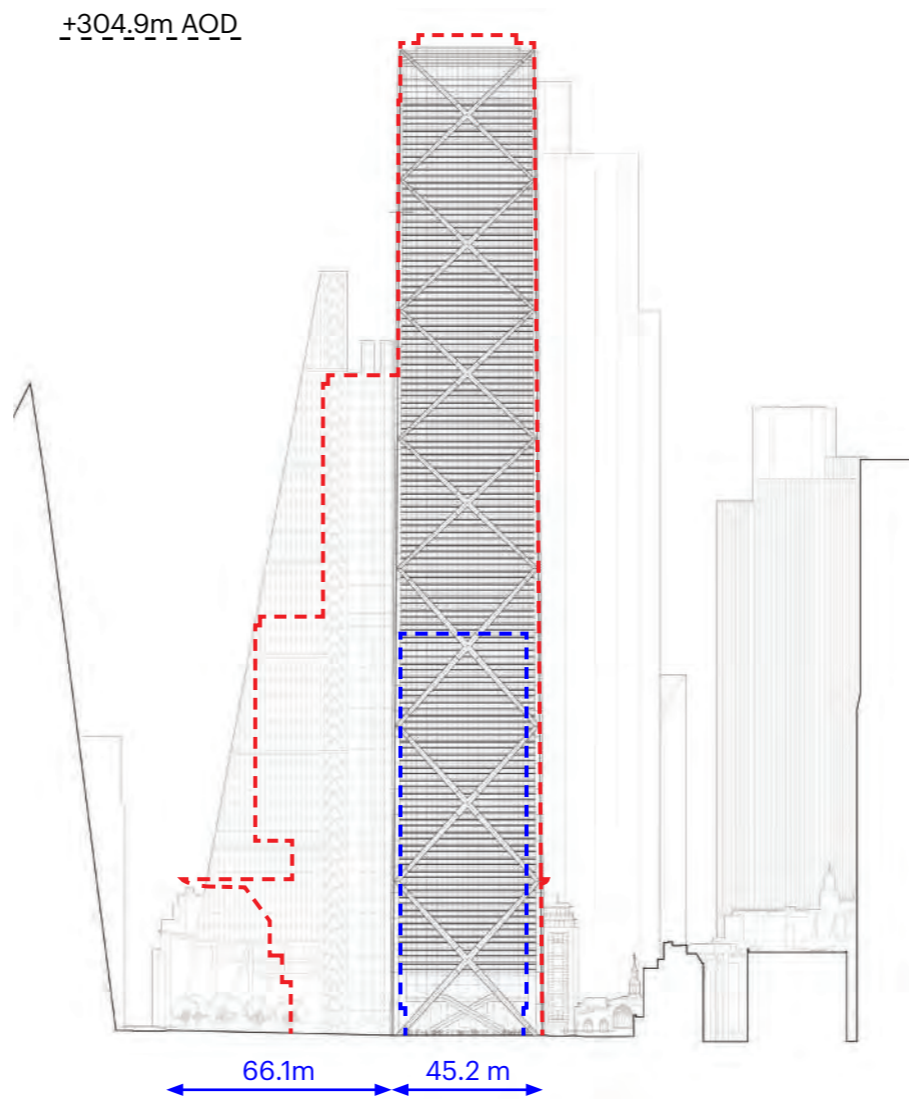
3.3 Proposed Elevations

3.3.1 East Elevation

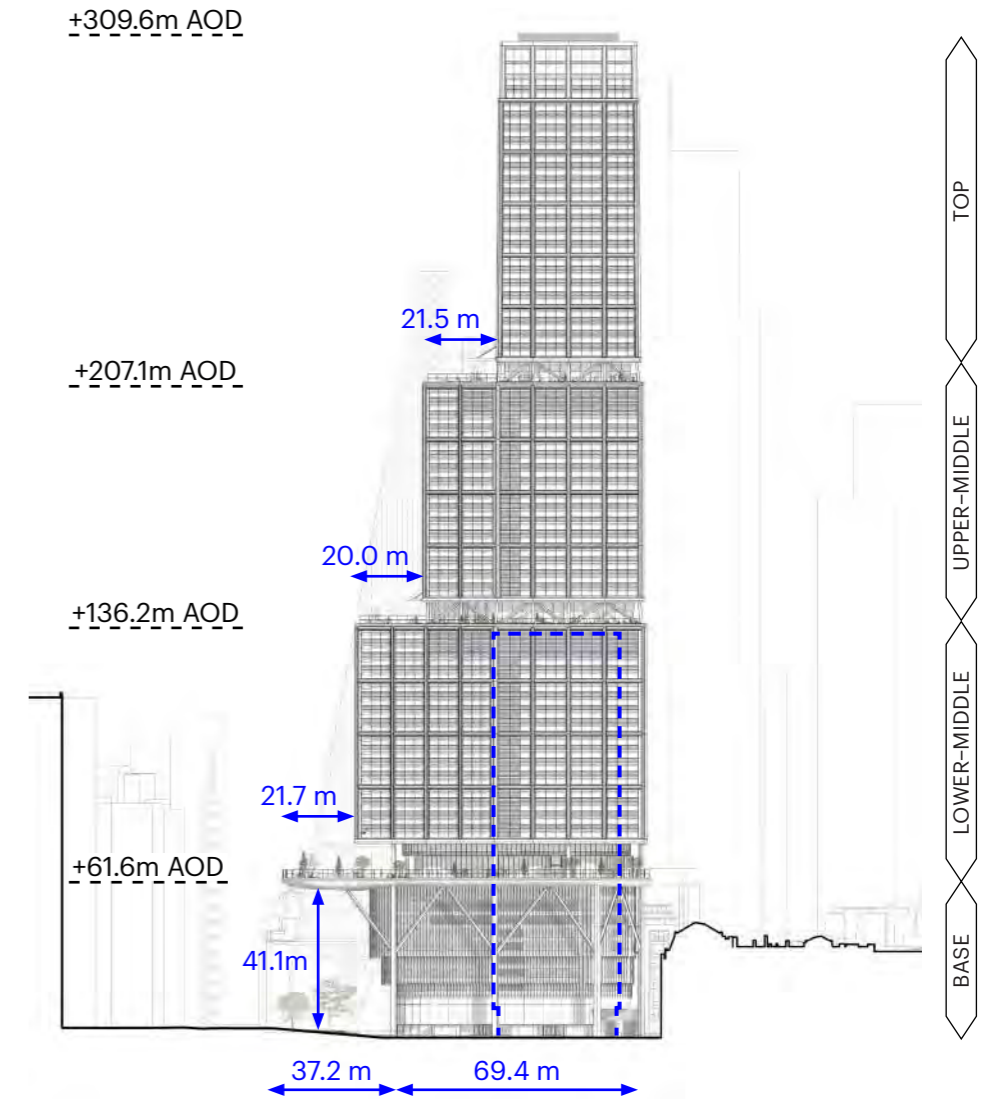
These elevations demonstrate how the increased massing of 1 Undershaft in the 2023 application obstructs the profile of The Leadenhall Building when viewed from Leadenhall Street and St Mary Axe to the east. In contrast, the 2019 consented scheme maintained the integrity of The Leadenhall Building in these views, showing respect and preservation of its architectural prominence.



Existing



2019 Consent



2023 Application

- Massing of Aviva building is entirely to the north of St Helen's Square, framing the iconic profile of The Leadenhall Building.

- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east, and has an over-bearing and dominating impact on the townscape and heritage assets in St Mary Axe and Leadenhall.

- The projecting podium, lower-middle, and upper-middle massing significantly reduce the extent of visible sky, sunlight, and privacy to surrounding buildings and streets, while overshadowing the public realm to St Helen's Square (**London Plan Policy D9, 3.9.7**).
- Increased floorplate and projecting podium garden significantly overlap and obscure the iconic profile of The Leadenhall Building.
- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east.

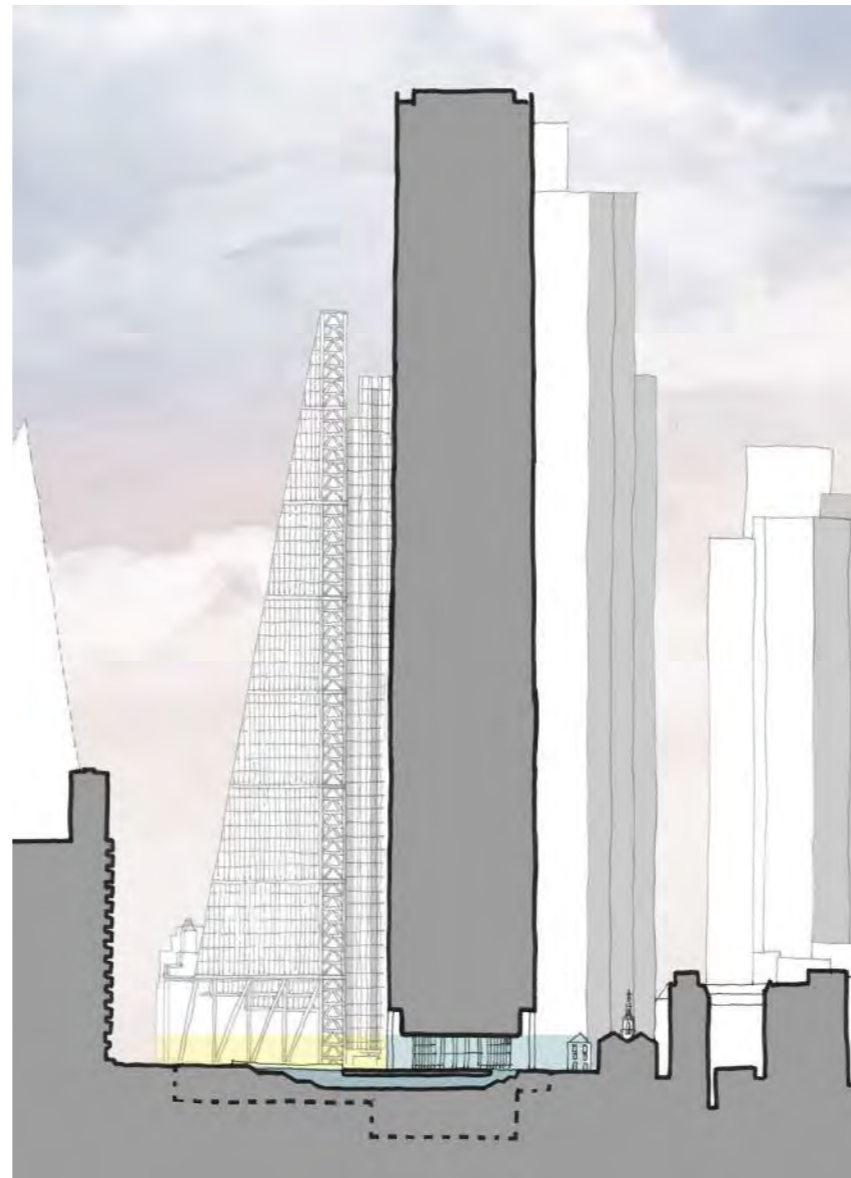
3.4 Relationship with St Helen's Square

These sections illustrate how the 2019 consented scheme expands the size and connectivity of street-level public open space without encroaching onto or over St Helen's Square. In contrast, the 2023 application proposals result in a significant loss of public open space and negative impacts on existing amenities by encroaching into and projecting over St Helen's Square, which diminishes the area's attractiveness and appeal.



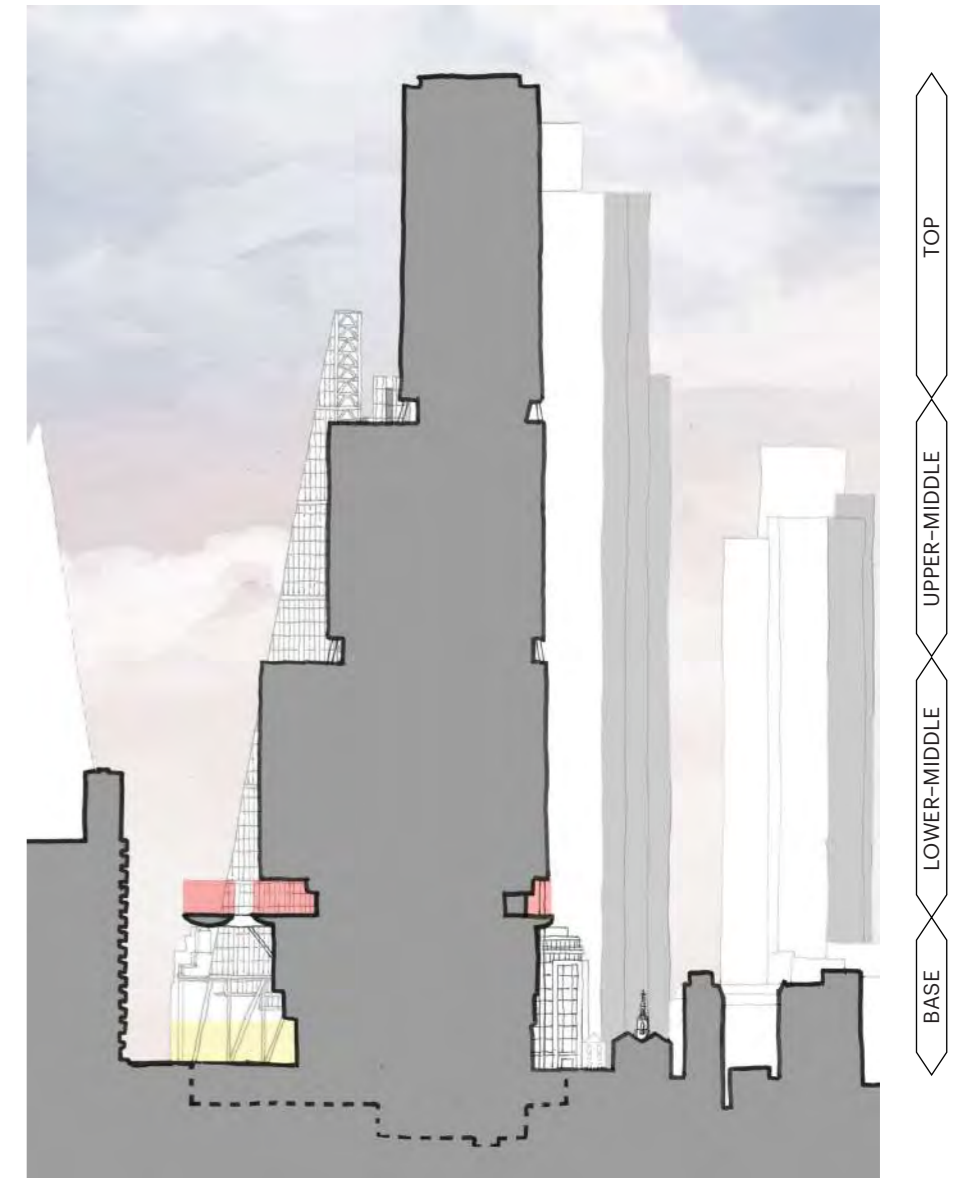
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

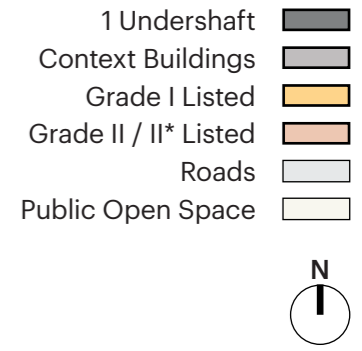


2023 Application

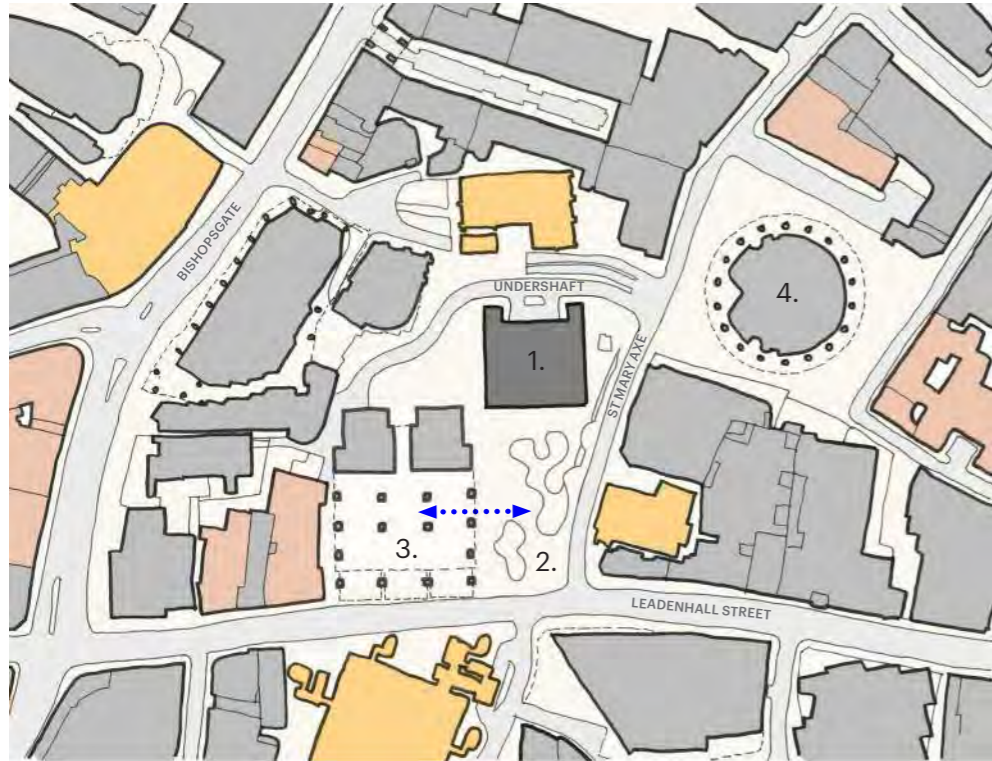
- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.5 Provision of Street Level Public Open Space

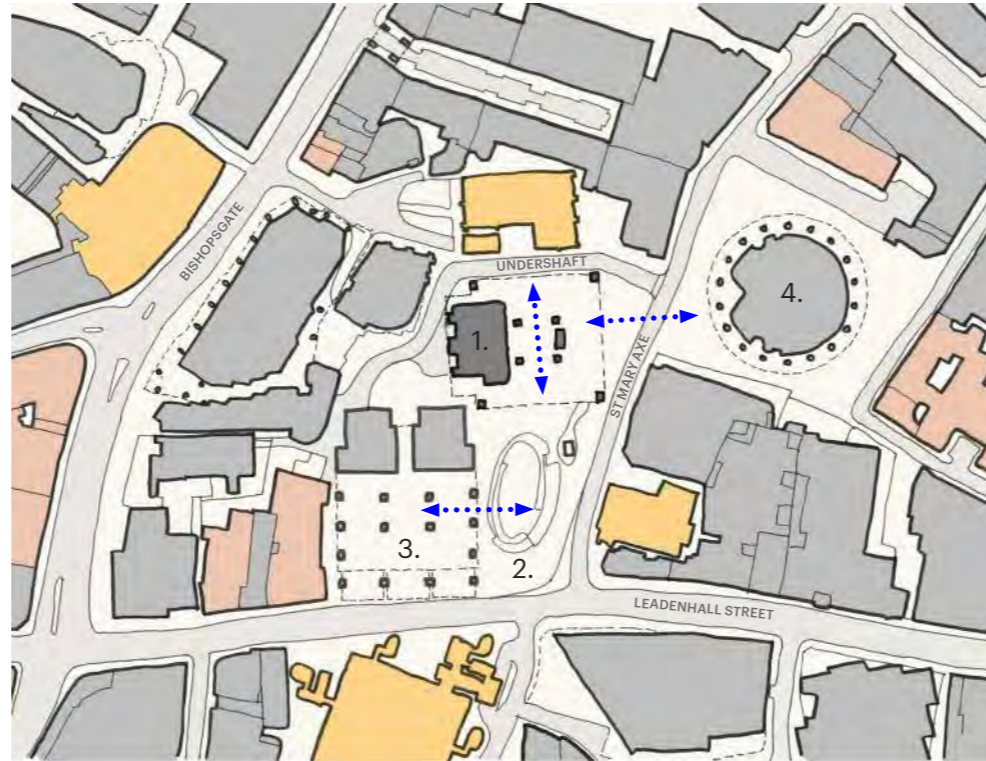
These context plans illustrate how the 2019 consented scheme helped stitch together existing public open spaces at 30 St Mary Axe and St Helen’s Square / Leadenhall Plaza by providing a new public space at street level and lower ground floor, connecting St Helen’s Church with St Helen’s Square. Comparatively, the 2023 application serves to fragment the existing public realm and block the connection between the Church and Square.



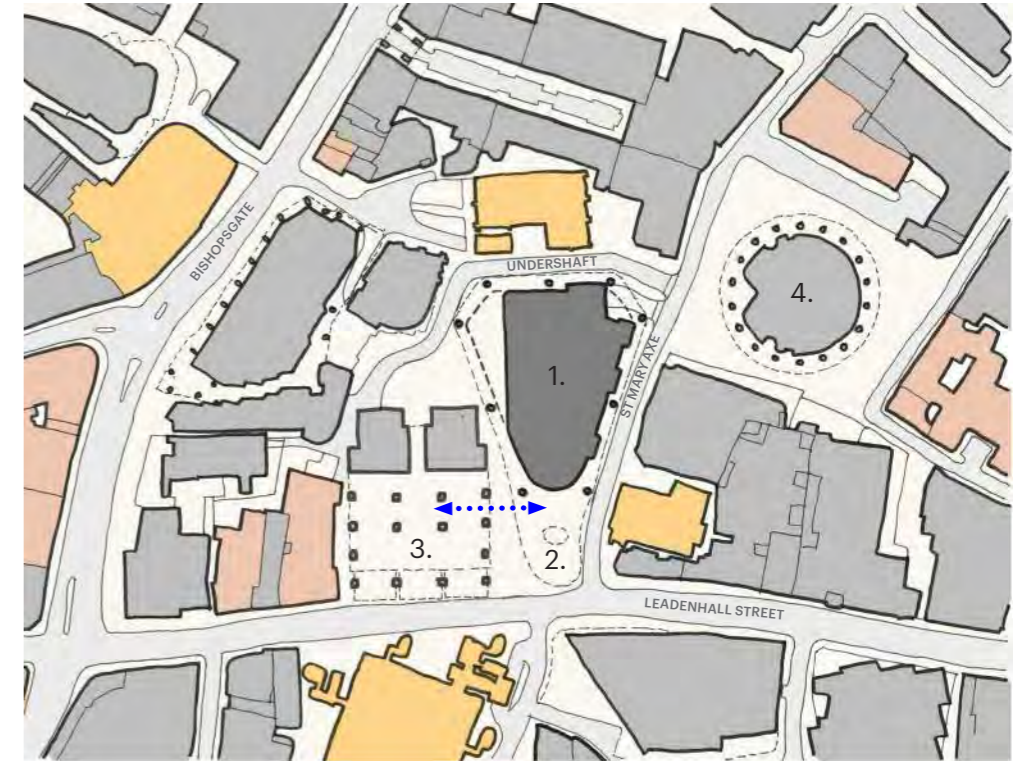
- 1. 1 Undershaft
- 2. St Helen’s Square
- 3. Leadenhall Plaza
- 4. The Gherkin



Existing



2019 Consent



2023 Application

Total public realm: 4,505 m²

St Helen’s Square public realm: 2,433 m²

- St Helen’s Square is a unique and vitally important civic space in the heart of the City Cluster, framed by medieval Churches and iconic modern architecture.
- It provides 2,433 m² of south-facing street level open space which is open to the sky and connected to the Leadenhall Plaza, encouraging a diverse array of activity and interaction.

Total public realm: 5,361 m² (+856) (+19.0%)

St Helen’s Square public realm: 2,438 m² (+5) (+0.2%)

- All of St Helen’s Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen’s Square / Leadenhall Plaza and St Helen’s Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

Total public realm: 3,770 m² (-735) (-16.3%)

St Helen’s Square public realm: 1,723 m² (-710) (-29.2%)

- The enlarged footprint intrudes into St Helen’s Square, resulting in the loss of 29.2% of the Square’s area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen’s Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.
- Relocated servicing bay deteriorates relationship with 30 St Mary Axe and its associated public realm.

1. Birds-eye view of St Helen's Square, by Gillespies.

2. Existing photos of public engagement with St Helen's Square and surrounding public realm.



4.1 Landscape Assessment

by Kim Wilkie

A city is defined by its public realm – the free, safe and open spaces where people can simply enjoy the sky and fresh air, regardless of age, wealth or background. They can move freely, saunter or sit, seek solitude or company, enjoy direct sun or green shade, snooze or chatter. The buildings may be magnificent, but it is the spaces between them that bring settlements alive and give inhabitants a sense of equality. The denser and taller the city, the more the public realm matters.

The City of London absolutely recognizes the significance of its open spaces and has particularly focused on the public realm at the heart of its tallest buildings – the Eastern Cluster. St Helen’s Square is pivotal. It is the largest open space, faces south and is surrounded both by medieval churches and some of the most iconic buildings of our time. You can only really appreciate and enjoy those buildings if you have the space to step back and see them. Pedestrian routes through the City radiate from the square. People cross the space constantly, it hums with lunchtime life in summer sunshine and warm evening gatherings. It keeps the City human.

Historically, open space has been very limited in this tight urban grain, so the few places where sunlight actually reaches the ground, creating a comfortable place for people to gather and enjoy the public realm, are especially important.

St Helen’s Square has been designed to encourage people to sit, eat and talk along the lively pedestrian routes through the space. The curving seating walls and movable deck chairs offer endless possibilities for sitting in pairs, groups or quietly contemplating the scene alone. People can follow the sun or seek shade, depending on the temperature. There is a sense of free and spontaneous engagement with one another and the urban scene. The open sky and sunlight with luxuriant greenery give instant relief in the dense, febrile atmosphere of the City. It is a place to escape the tensions of the office, make human contact and enjoy open air in the middle of a day often bookended by long, dark commutes.

William Whyte’s seminal studies of pedestrian movements in New York have shown not only how these simple gestures towards human comfort and interaction can transform how spaces are used. He also demonstrated how a lively sunlit public realm at street level transforms the safety, productivity and ultimately the value of the buildings that surround it.



Existing



Existing

4.2 Impact on St Helen's Square

by Kim Wilkie

1. Images of St Helen's Square; existing photo, & verified view from 2023 application.
2. Comparative CGI views of proposals from corner of Leadenhall Street / St Helen's Square.

1.



Existing



2023 Application

4.2 Impact on St Helen's Square

by Kim Wilkie

As the central pivotal space in the Eastern Cluster, St Helen's Square connects the surrounding thoroughfares and also links to the plazas in front of St Helen's church and the Gherkin. The easy and visible flow of these spaces and the careful framing of architecture, such as the Lloyd's Building (Grade I listed), create a reassuring and instinctive wayfinding through the City. It allows people to wander and explore without having to rely on their phone screens.

Eric Parry's consented scheme for 1 Undershaft would make a significant contribution to the City and to London. As the second tallest building in the capital, it is designed to complete the composition of the City Cluster. Tall, slender and carefully positioned to complement its neighbours, the design of the new tower is both elegant and beautiful. It also addresses one of the most important urban spaces at the centre of the City, St Helen's Square. With its south-facing square and oval connection to the shops below, the consented scheme opens to the space with simple generosity. It maximizes sunlight at street level, welcomes passing pedestrians into the square, reveals the connection between St Helen's and St Andrew Undershaft and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

The 2023 proposals for an amended scheme that covers or overhangs most of the public realm undermines the beauty and benefits of the consented 2019 design:

- The amended building would no longer be slender and elegant, fitting gracefully into the composition of the cluster.
- The generous civic space which opens to the south of the building is largely replaced by built form and overhang.
- Midday summer sunshine no longer reaches most of the street and square. Reflected morning and evening light is blocked from the centre of the space.
- The rare urban moment of generous open sky, framed by fine buildings from the street level is removed.
- The viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm.
- The 'comfort and quality of the user experience' at ground level (prioritized by the City Strategy) is fundamentally compromised.
- The pivotal junction of Leadenhall and Lime Streets with St Mary Axe is pinched rather than opened and the connection between St Helen's and St Andrew Undershaft churches is blocked.

2.



Existing



2019 Consent



2023 Application

4.3

Loss of Visible Sky

by Kim Wilkie

1. Verified view from Leadenhall Street / Lloyd's Building junction, existing Aviva building & 2023 application.

2. Perspective section of 1 undershaft, adapted from EPA stakeholder presentation 27 November 2023.

3. Reflected ceiling plans comparing extent of visible sky between proposals.

1.



Existing



2023 Application

2.



2023 Application

4.3 Loss of Visible Sky

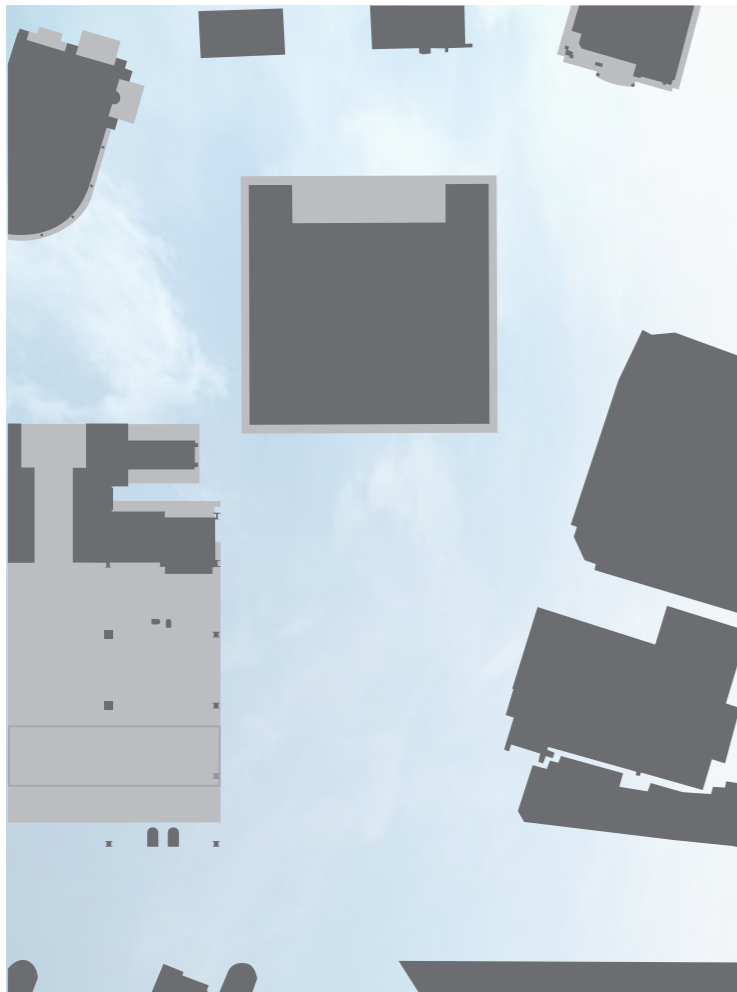
by Kim Wilkie

2023 Application

The existing area of St Helen's Square is 2,433 m². It is all open to the sky and elements. A substantial 29.6% (721 m²) -of that area will be lost because of the increased ground level footprint. This loss is the equivalent of approximately 7% of publicly accessible open space in the eastern cluster. The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.

The development proposal with its over-hanging structure and protruding tongue will leave just 29.7% (723 m²) as open space open to the sky. Most of the space will be covered.

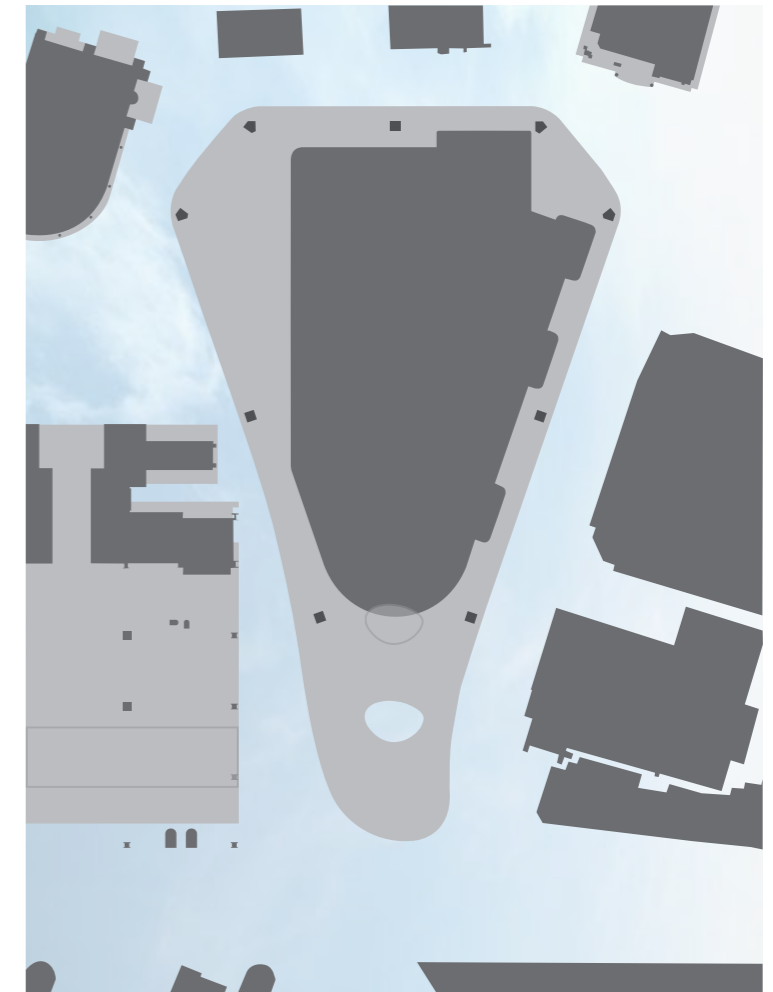
3.



Existing



2019 Consent



2023 Application

4.3 Loss of Visible Sky

by Kim Wilkie

1. Existing view of sky from St Helen's Square, with overlay of 2019 consented scheme & 2023 application proposals, highlighting significant loss of sky.

2. Section N-S through plaza to St Helen's Square, & ground floor plan, 2019 consented scheme.

1.



Existing



2019 Consent



2023 Application

4.3 Loss of Visible Sky

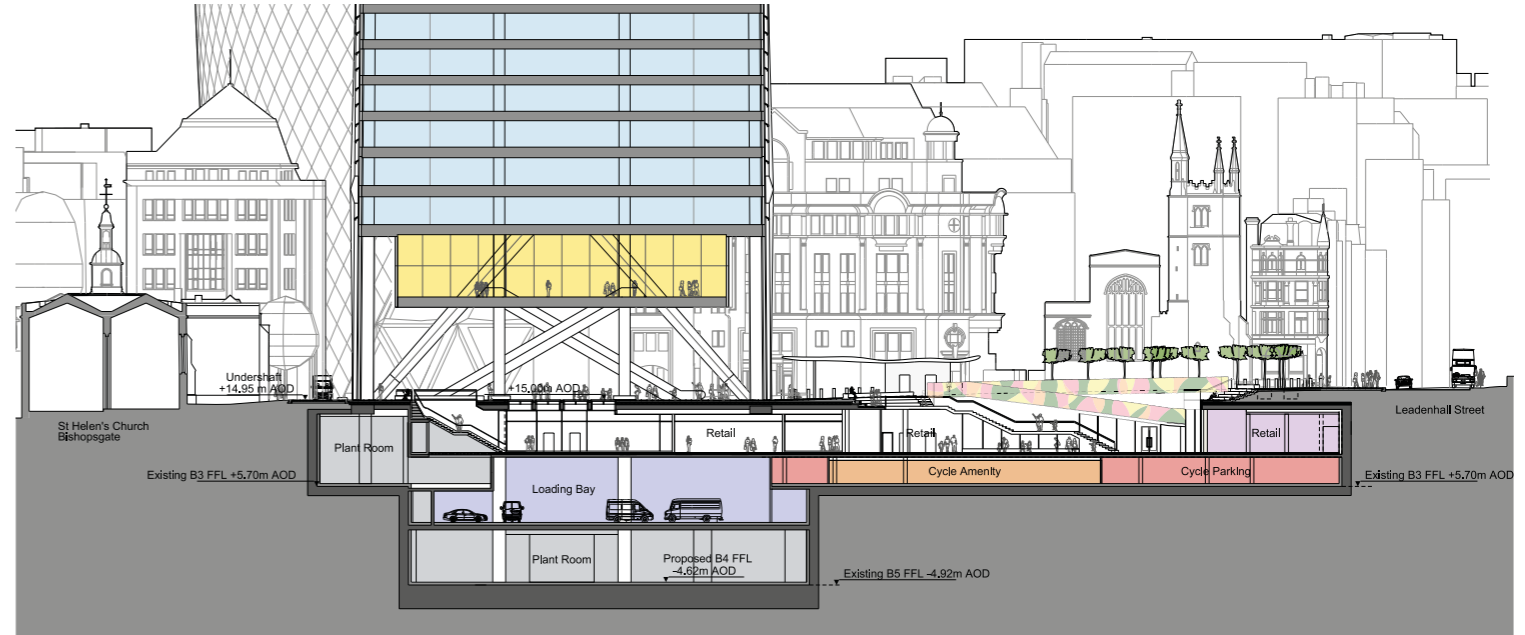
by Kim Wilkie

2019 Consent

In sharp contrast, the 2019 extant planning permission kept the whole of St Helen's Square and achieved a net-gain in area through the design of a lower ground plaza, creating a truly cathedral-like space extending through 1 Undershaft at street level.

It maximizes sunlight at street level, welcomes passing pedestrians into the space, opens the connection between St Helen's and St Andrew Undershaft churches and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

2.



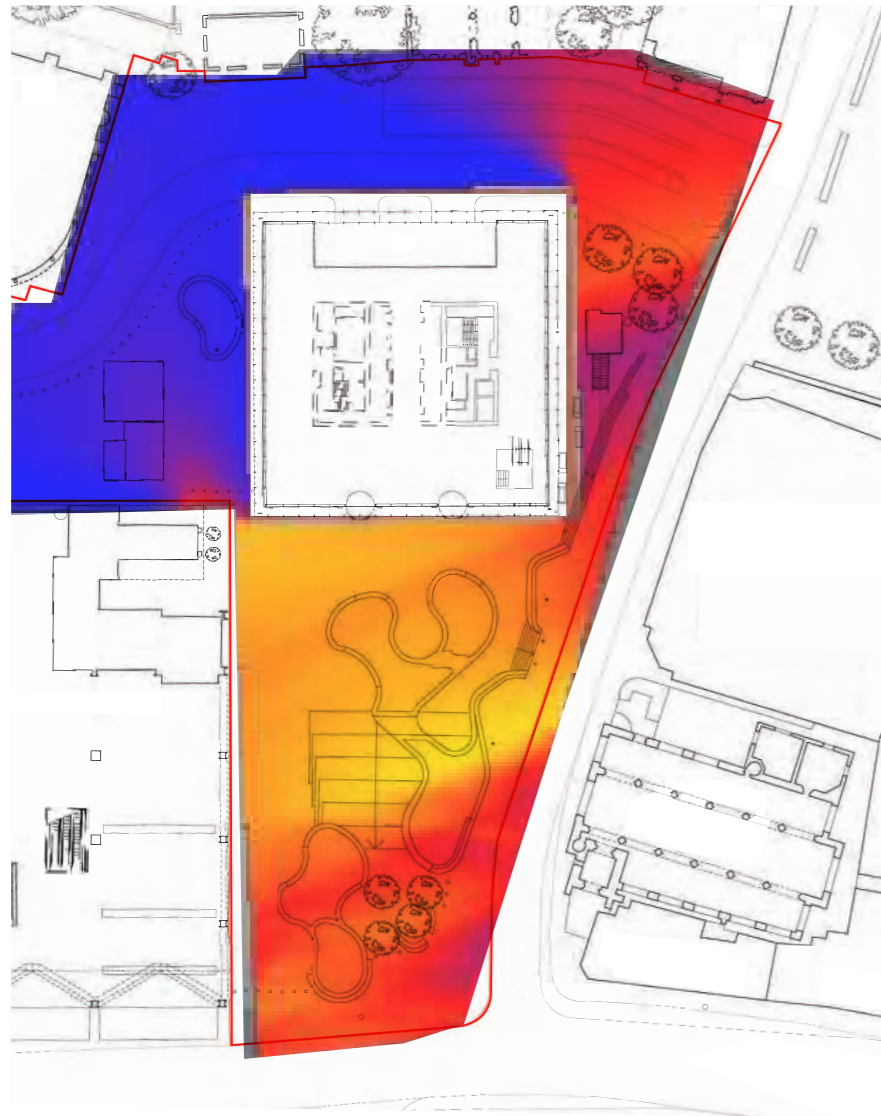
4.4 Sunlight & Overshadowing

Total sunlight hours:



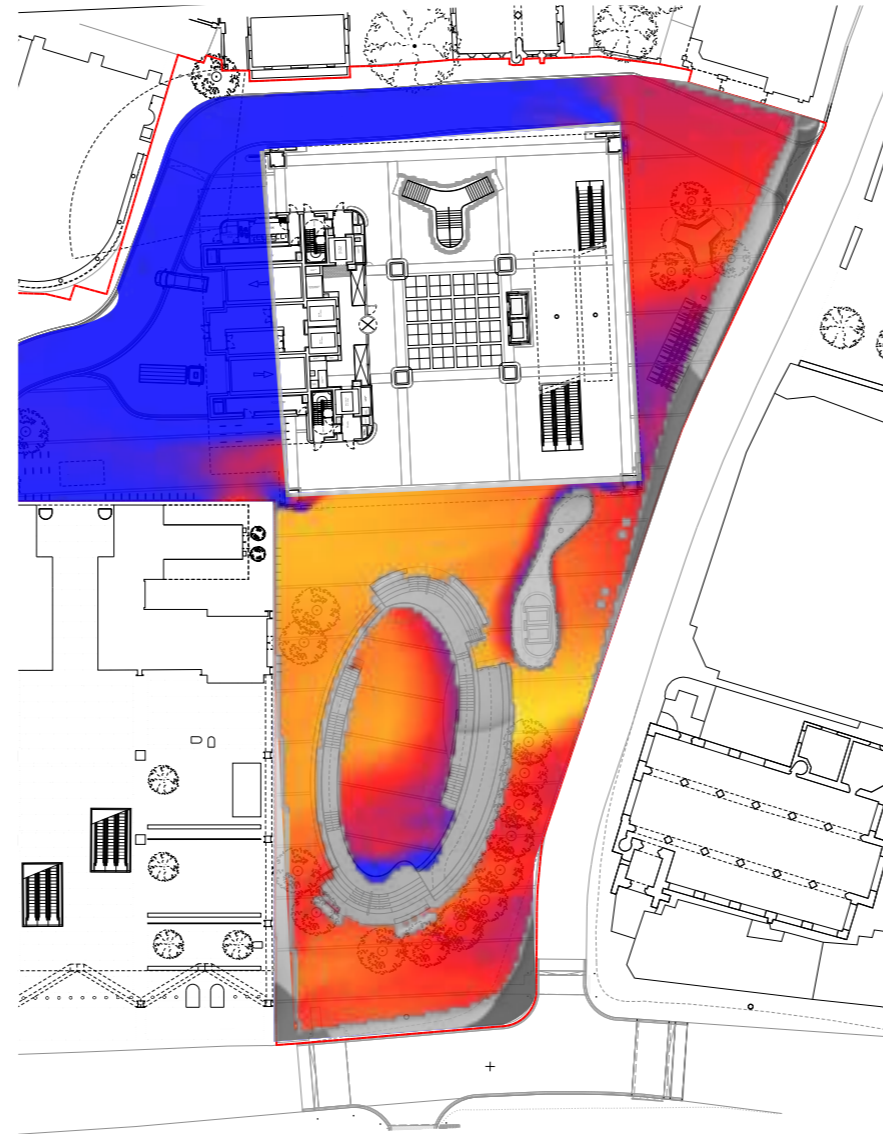
1. Comparison of total sunlight hours to public realm between 1 Undershaft proposals, combining information from 2023 application & post-submission consultation, results shown at 21st June for all three proposals.

1.



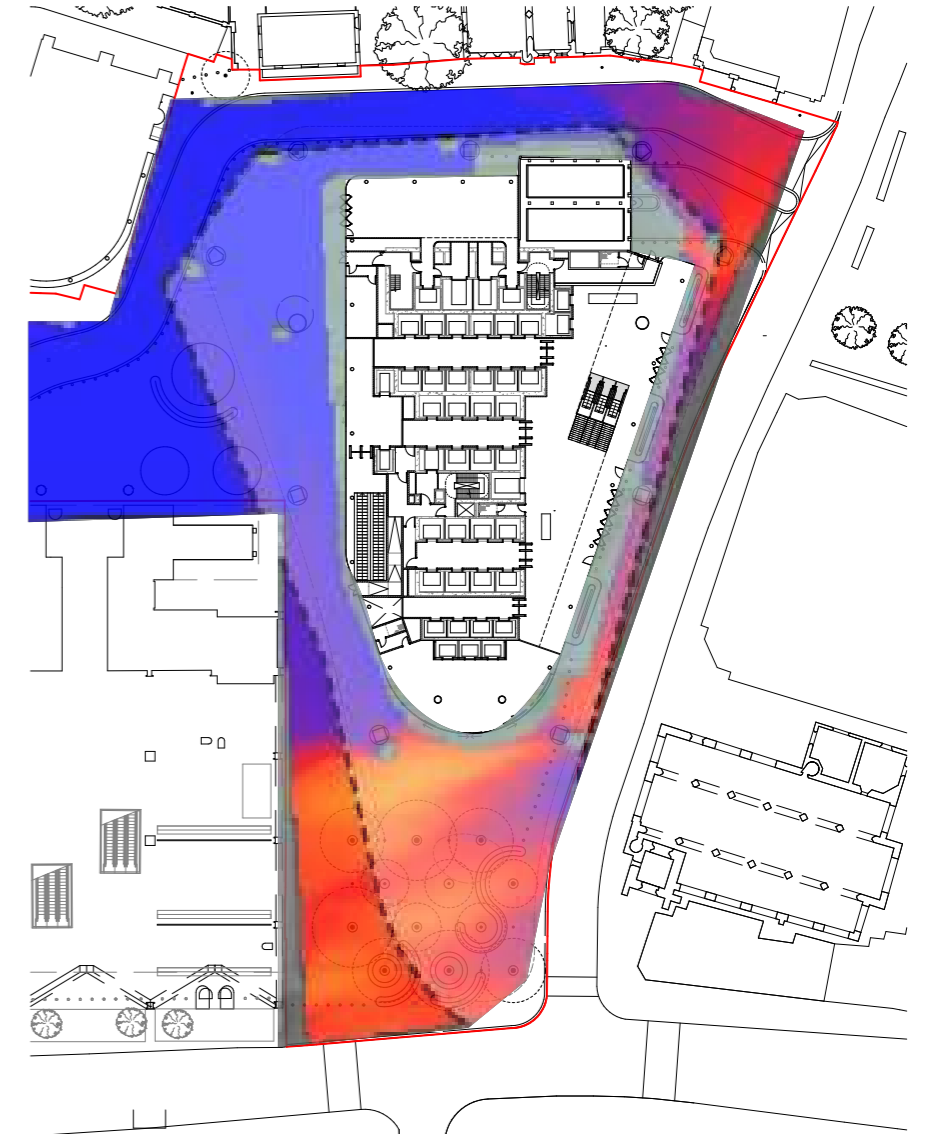
Existing

- Analysis adopted from 2023 application.
- Massing of Aviva Building is set entirely north of St Helen's Square and has little impact on sunlighting.
- The centre of the square receives 6+ hours of sunlight on June 21st, with areas of the periphery averaging 3+ hours.



2019 Consent

- Analysis adopted from GIA overshadowing assessment received 22 April 2024 as part of post-submission applicant consultation (see 1.1).
- GIA's analysis does not include the proposed undercroft which increases the street level public realm by 856m², and would benefit from a significant increase in sunlight hours compared to the existing scenario, particularly to the south and east of the undercroft.
- Parts of the square still receive 6+ hours of sunlight on June 21st, while areas of the periphery average 3+ hours.



2023 Application

- Analysis adopted from 2023 application.
- Increased massing of the lower and middle portions of 1 Undershaft, in addition to the L11 canopy, creates significant overshadowing in St Helen's Square.
- The centre of the square receives only approximately 3 hours of sunlight on June 21st, with areas of the periphery dropping to less than 3 hours or no direct sunlight at all.
- When compared to the existing situation, there is a clear and harmful reduction to the sunlight received, resulting in a detrimental impact to the quality of amenity in the public space.

4.4 Sunlight & Overshadowing

In conclusion, the overshadowing assessments provided in both the submission documents and post-submission stakeholder report, demonstrate that there will be a noticeable and detrimental impact to the amount of direct sunlight received to St Helen's Square as a result of the 2023 1 Undershaft proposal. St Helen's Square will experience a significant reduction in direct sunlight received during summertime when the space is most frequently used for sitting out, resulting in what should be considered unacceptable harm to a unique external space within the eastern cluster.

It is accepted that there will be limited direct sunlight received in St Helen's Square at Spring Equinox, March 21st, which is the BRE recommended testing time. This is due to the high density and height of surrounding buildings meaning the space will be already heavily overshadowed at this time of year, when the sun is at a mid-position in the sky dome. On this basis, the 2023 1 Undershaft proposal is unlikely to cause a noticeable reduction in direct sun.

However, at June 21st St Helen's Square experiences excellent levels of direct sunlight in both the existing and consented situations. The 2023 1 Undershaft proposal however, results in a noticeable and substantial loss of sunlight due to the increased massing and proposed overhanging terrace. It is noted that the applicant has not provided a Permanent Overshadowing Study for 21st June. The BR Guide at paragraph 3.3.15 states. As an optional addition, plots for summertime (for example 21 June) maybe helpful as they will show the reduced shadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow, and that the shadows for the rest of the year will be longer.

St Helen's Square will be less attractive, sitting out will be less pleasant, plant growth will be discouraged in summer, and increased moisture will be encouraged at ground level, giving rise to moss and slime. These findings are a clear departure from the BRE guidance in paragraph 3.3.1 of their handbook (**Site layout planning for daylight and sunlight: a guide to good practice, BR 209 2022**):

3.3.1 *Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development. It is valuable for a number of reasons, to:*

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year).*

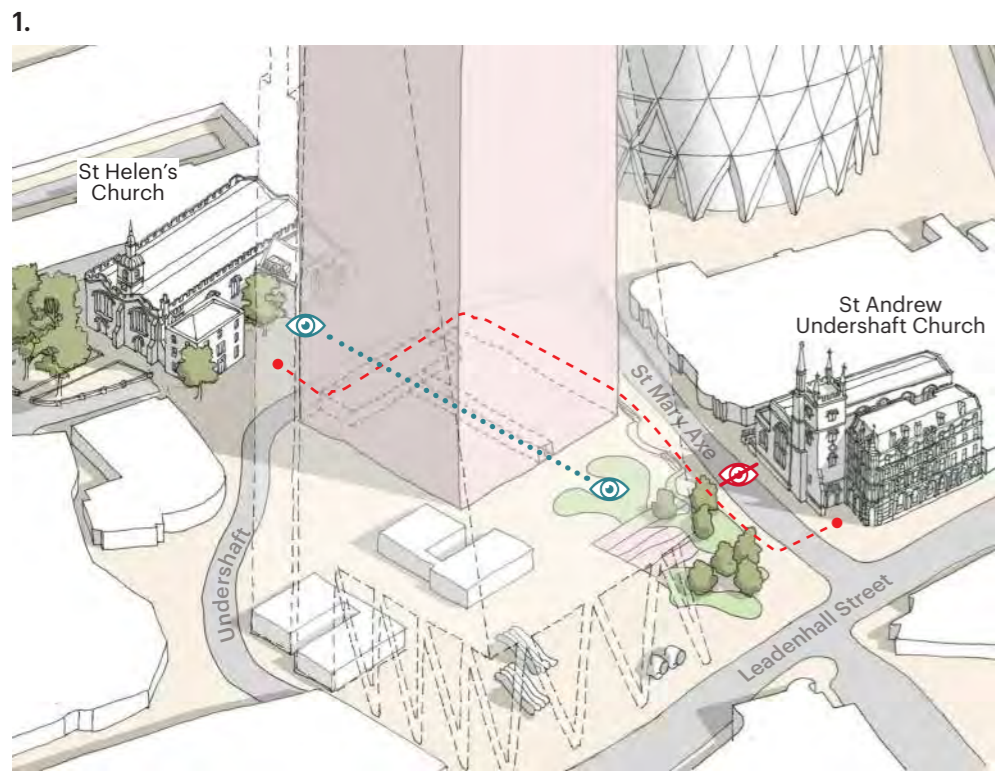
5.0 Heritage & Townscape Appraisal of 2023 Application

by Stephen Levrant Heritage Architecture

- Pedestrian link between churches - - -
- Defined visual link 👁️
- No visual link 🚫👁️

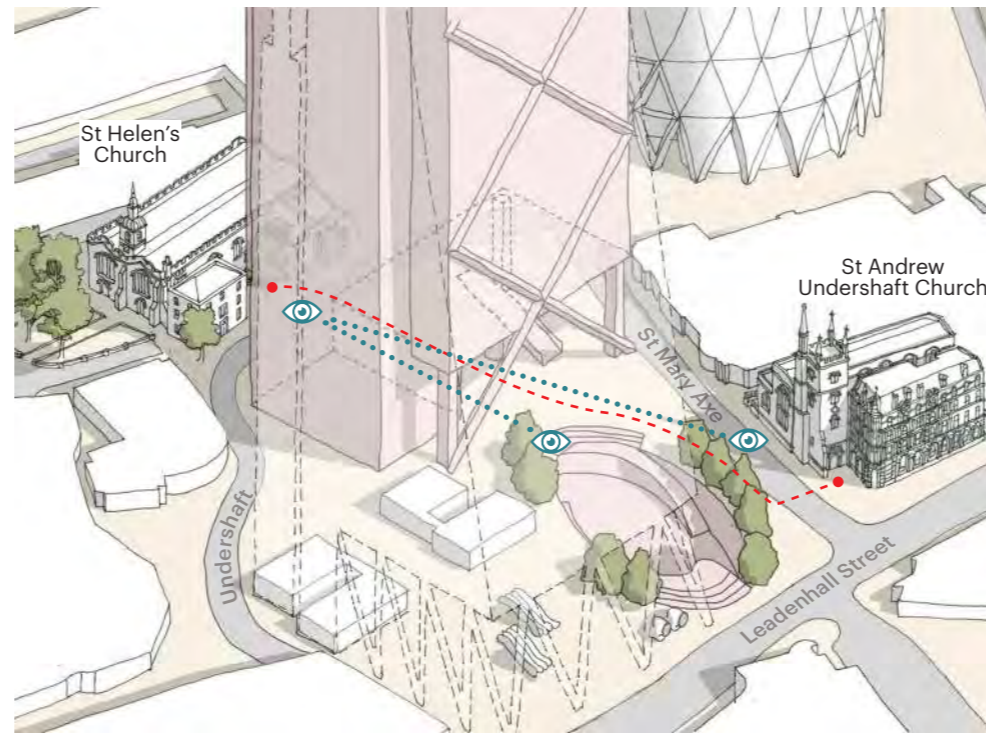
1. Aerial perspective sketches looking north-east across St Helen's Square, comparing physical and visual relationships across historic public realm.

2. Historic Map Progression of historic link between St Andrew Undershaft Church and St Helen's Church.



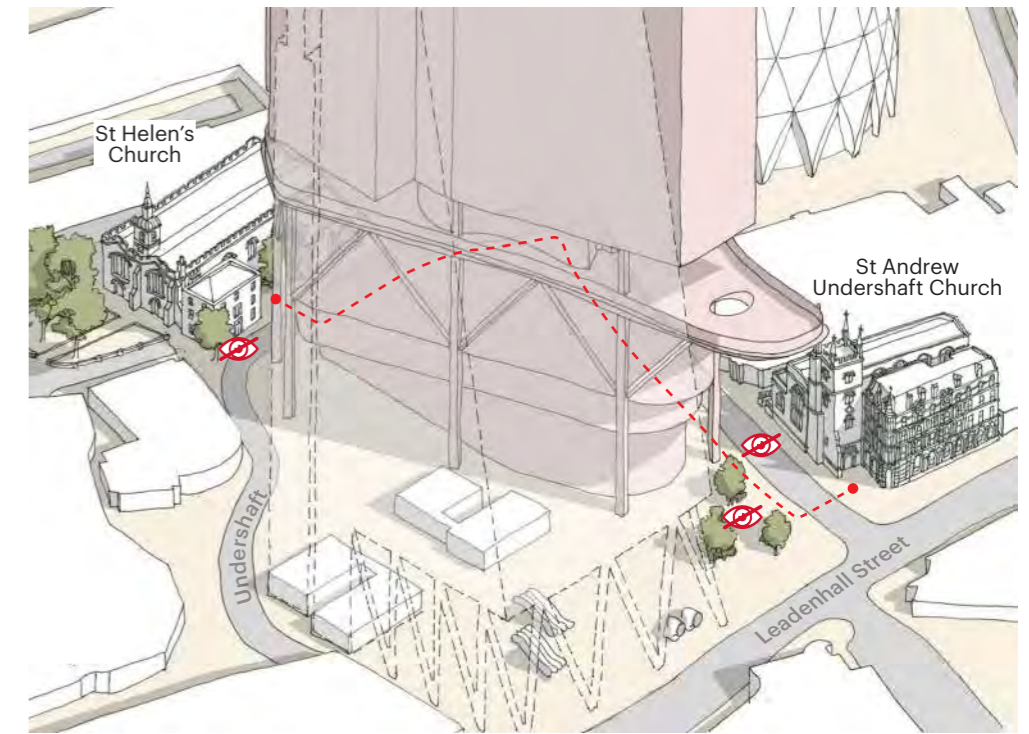
Existing

- - - No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
- 🚫👁️ No visual link between churches
- 👁️ Indirect visual link between St Helen's Church & Square through the glazed entrance lobby of 1 Undershaft



2019 Consent

- - - Direct pedestrian route reinstated between churches via the public open space under 1 Undershaft
- 👁️ Direct visual link between churches & St Helen's Square through the public open space under 1 Undershaft



2023 Application

- - - No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
- 🚫👁️ No visual link between the churches
- 🚫👁️ No visual link between St Helen's Church & Square

5.1 Heritage Appraisal

by Stephen Levrant Heritage Architecture

This chapter summarises the Heritage and Townscape Appraisal of the 2023 application undertaken by Stephen Levrant Heritage Architecture, included within these Representations as Appendix C.

The creation of St Helen's Square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen's Bishopsgate (Grade I) and the Lloyds Building (Grade I).

The significance of St Helen's Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in 'no harm' overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen's Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

It is evident the 2023 redevelopment plans will cause harm through both physical loss of the square and through the indirect impact to the settings of nearby heritage assets of exceptional significance, including: St Andrew Undershaft Church (Grade I), St Helen's Bishopsgate (Grade I) and the Lloyds Building (Grade I). This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing St Andrew Undershaft Church to remain as the focal point.

The connective route between the two Medieval churches, as evidenced by historic mapping, was reactivated as part of the 2019 scheme. Introducing a major heritage benefit and enhancement to public realm.

When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved connection between the two medieval churches, stating: *"The remodelling of the ground plane around the proposed tower will introduce high quality materials, increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings"*. This benefit is lost in the 2023 application design.

2.



c. 1520



1720



1887



1900



1916



1940

5.2 Design & Townscape Impact

by Stephen Levrant Heritage Architecture

1. View from 30 St Mary Axe looking south east, 2019 consented scheme.

2. View from St Mary Axe / Bury Court looking south east, 2023 planning application.

3. Proposed north-south sections through 1 Undershaft and St Helen's Square.

1.





2.



5.2 Design & Townscape Impact

by Stephen Levrant Heritage Architecture

Existing Extent 
Extent of 2019 Proposal 

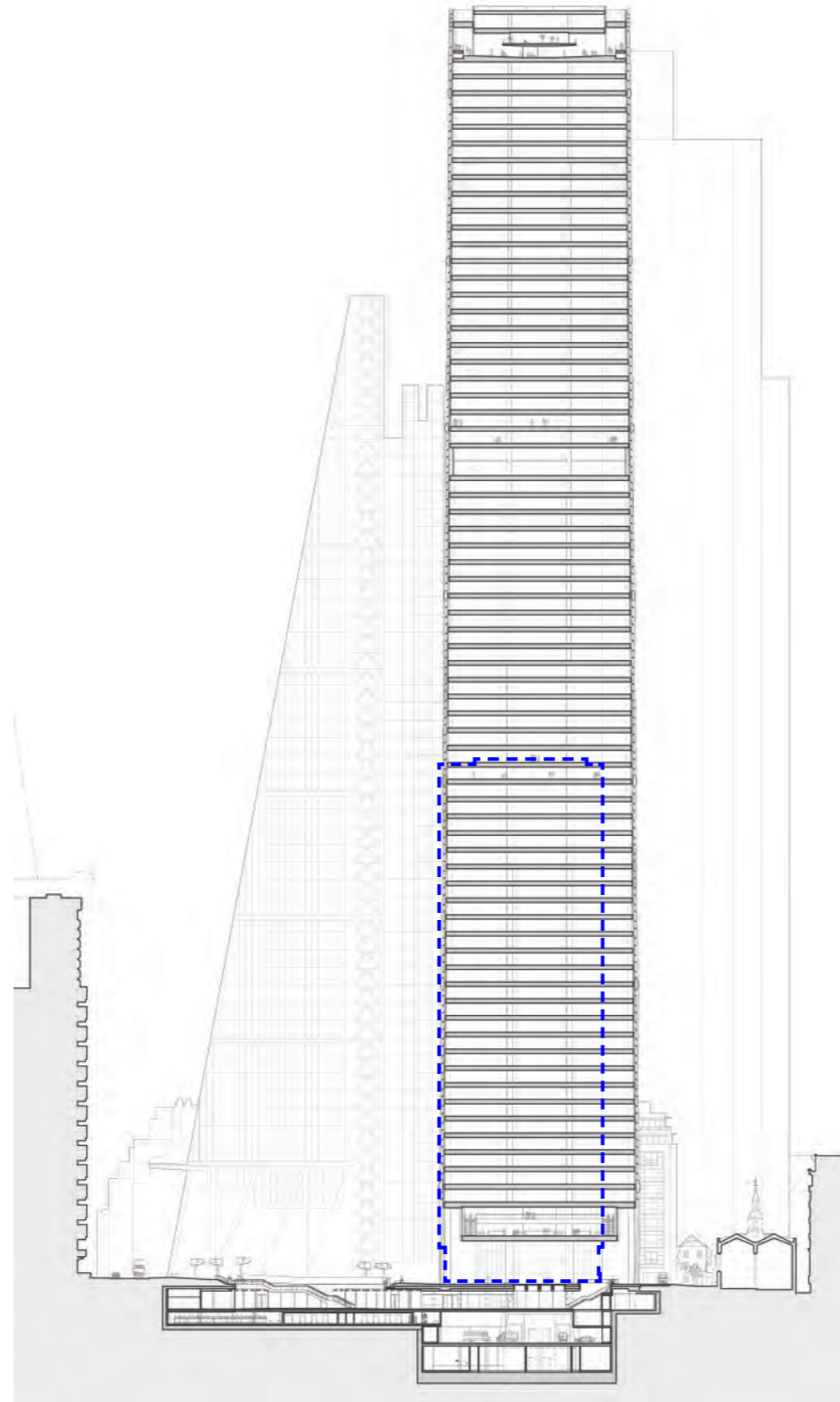
The 'tall building' character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen's Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

The refined architectural panache and élan which had been applied to the previous, 2019 consented scheme, was undoubtedly beautiful and demonstrably more appropriate for this setting. It maintained and enhanced a sense of openness to the base of the building, which mirrors the contemporary form and welcoming character of The Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way. The 2023 design is the antithesis of beauty. Instead of a dignified, elegant repose, it is aggressive, forceful and un-restfully brutal.

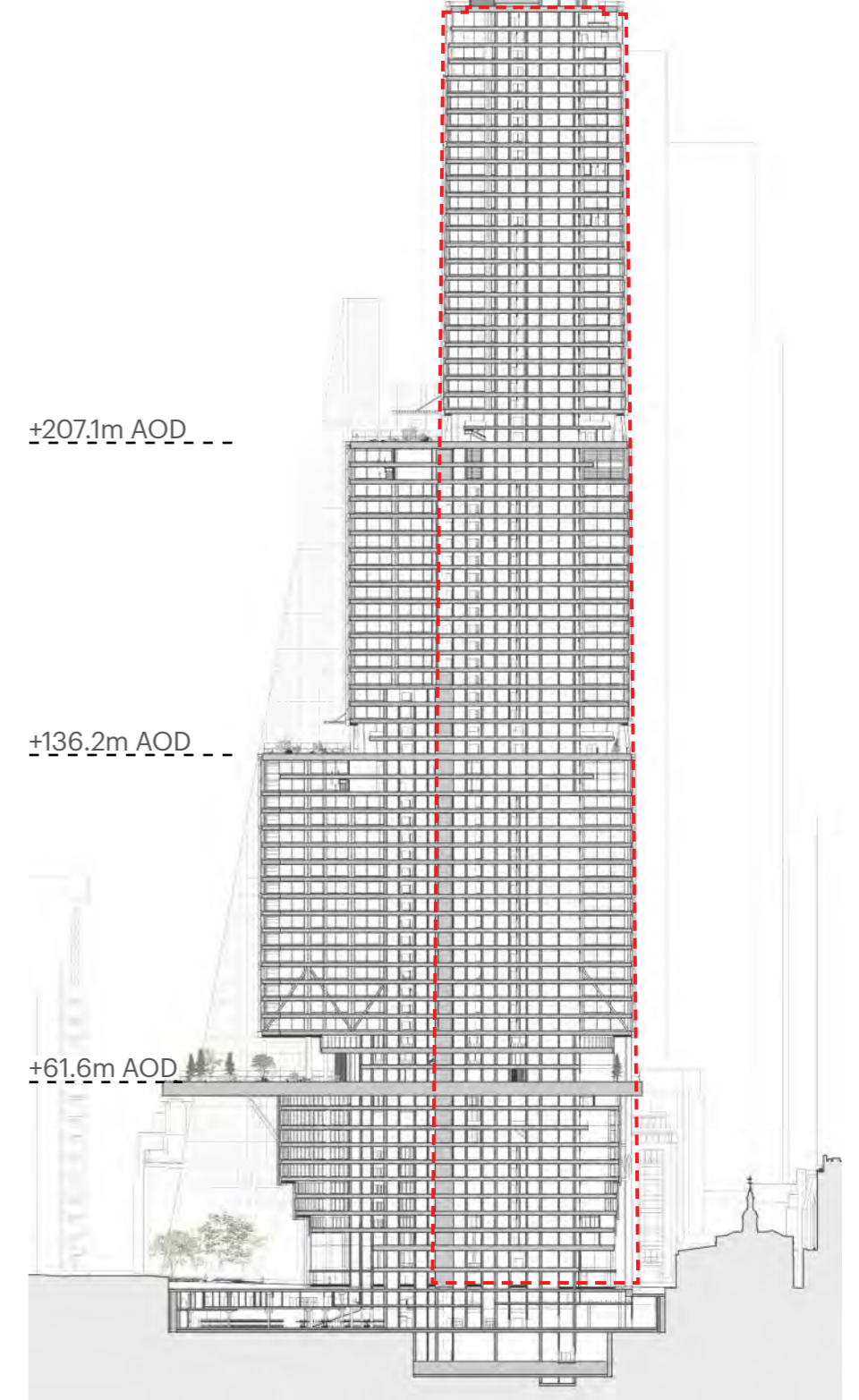
3.

+304.9m AOD



2019 Consent

+309.6m AOD



2023 Application



Proposed view north from Lime Street/ Leadenhall Street, 2019 consent



Proposed view north from Lime Street / Willis Building, 2023 application

5.2 Design & Townscape Impact

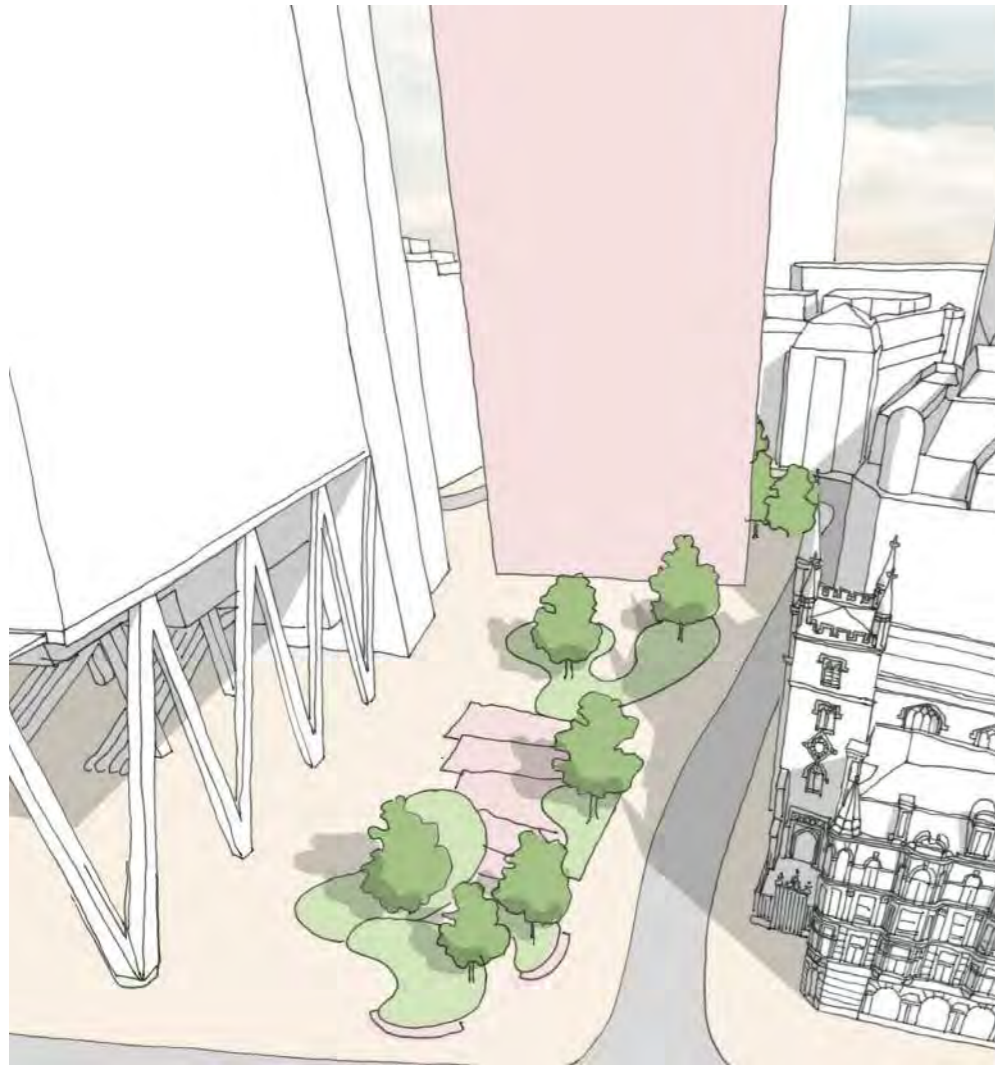
by Stephen Levrant Heritage Architecture

1. Aerial perspective sketches looking north across St Helen's Square.

2. View north towards St Helen's Square and St Helen's Bishopsgate Church from Lime Street, 2019 consented scheme.

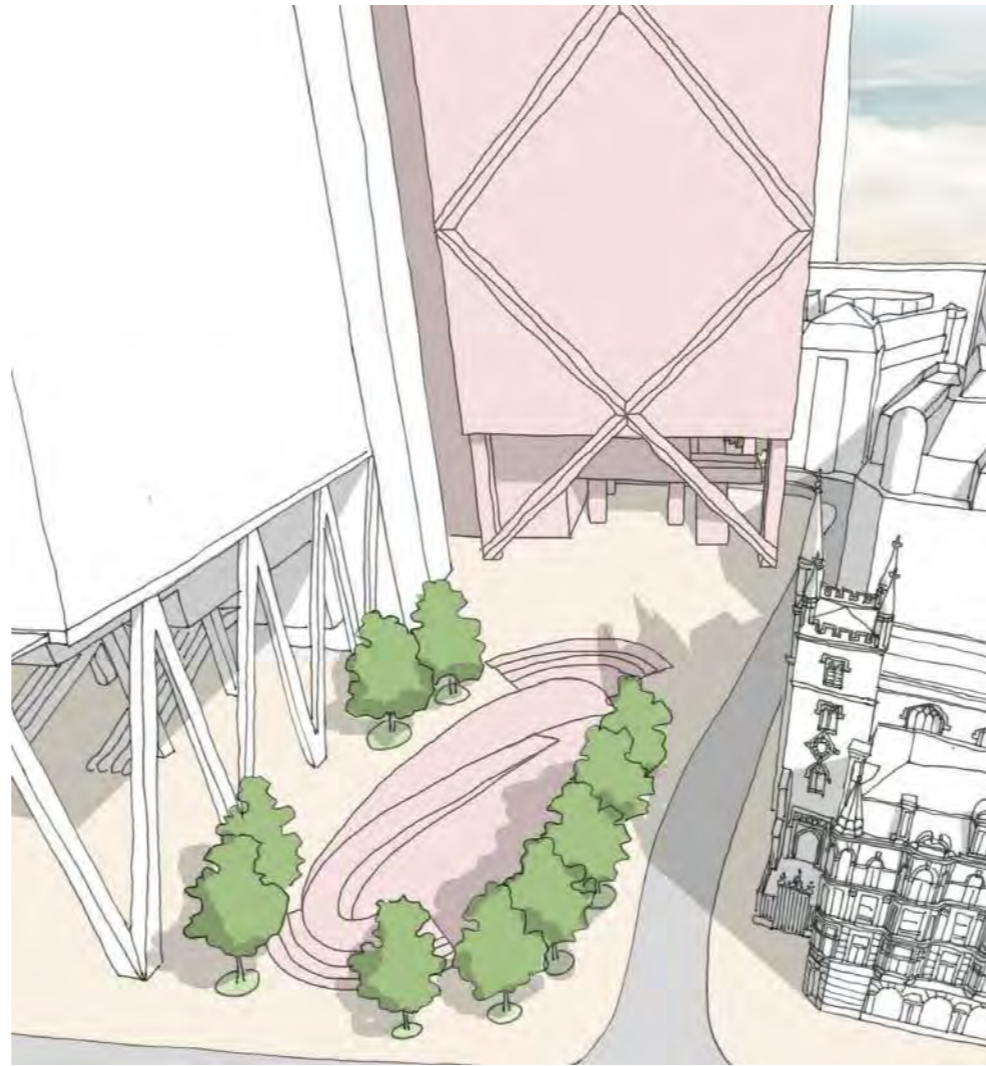
3. View north towards St Helen's Square (St Helen's Church obscured) from Lime Street, 2023 application.

1.



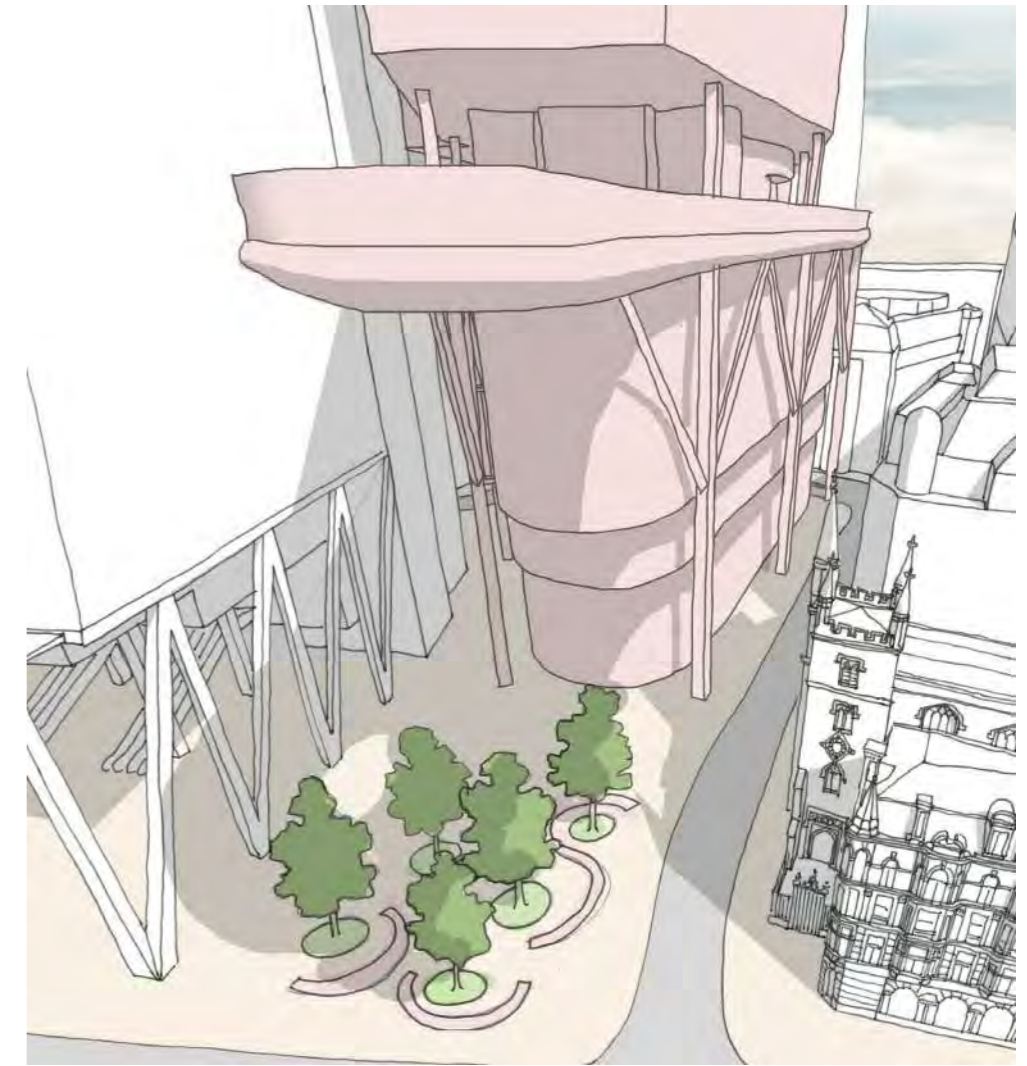
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.
- By lifting upward to create a generous undercroft, the base integrates well with the street frontage of adjacent buildings and reveals the connection between St Helen's Church / Square, and St Andrew Undershaft Church, enhancing the pedestrian experience of the public realm in the heart of the City Cluster (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- The base of the building fails to adequately frame the public realm and streetscape. The significant reduction in size of St Helen's Square and overshadowing by the projecting podium and middle massing cause significant harm to the quality of public realm and pedestrian experience (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).

5.3 Heritage & Townscape Summary

by Stephen Levrant Heritage Architecture

In conclusion, the revised proposal is considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City's most important heritage assets.

As stated within para.206 of the NPPF (2023), *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*. It is asserted this justification in respect of settings has not been provided within the submitted reports.

It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 consented proposals were considered appropriate in this regard.

The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed St Andrew Undershaft Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design**, which requires that new development promote an attractive environment by: *'Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces'*.

Policy DM 12.1 Managing change affecting all heritage assets and spaces also stresses that: *'The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted'*. The 2023 design has lost the substantial heritage benefit of reactivating the historic route between the two Grade I listed Church buildings. This should be considered in the planning balance for the current application.

2.



2019 Consent

3.



2023 Application

6.0 Planning Policy Critique of 2023 Application

by JDA Planning Consultancy

Appendix B contains an assessment of the 2023 application for 1 Undershaft against the Development Plan policies relating to design, heritage and public realm.

City of London Local Plan 2015

- Core Strategic Policy CS7 Eastern Cluster
- Core Strategic Policy CS10 Design
- Policy DM10.1 New Development
- Policy DM10.7. Daylight and Sunlight
- Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces
- Core Strategic Policy CS14 Tall Buildings
- Policy CS19 Open Spaces and Recreation
- Policy DM19.1 Additional Open Space

Testing the 2023 application against these policies which require all development to protect, enhance and, where necessary, such as in the eastern cluster, increase public space and respect the townscape and heritage assets:

- The scale, bulk and massing of the base and middle of the building is not appropriate to the character of St Helen's Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen's Square.
- The design does not have an appropriate street level presence and relates poorly to the surrounding context.
- The impact on the skyline as experienced by pedestrians in the streets of Leadenhall and St Mary Axe, and St Helen's Square, would be seriously compromised by the scale and massing of the lower section of 1 Undershaft, which would project out across St Helen's Square.
- The proposals do not respect the relationship with existing tall buildings - The scale and mass of the proposed building would merge with the scale of the Leadenhall Building at the lower levels, creating a dominant mass of building, completely changing the character and amenity of St Helen's Square, the public open space beneath the Leadenhall Building, and the setting of St Andrew's Church and the Lloyd's Register.
- The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.
- St Helen's Square is the primary civic space in the Eastern Cluster but despite this, the proposals reduce its area by 29% (from 2,433 sq. to 1,723 sq.). This loss is the equivalent of -7% of publicly accessible open space in the eastern cluster.
- The projecting floorspace and terrace gardens will overhang most of the remaining area, having a significant impact on the levels of sunlight and daylight enjoyed by pedestrians in the Square. The daylight and sunlight in St Helen's Square would be dramatically reduced, changing completely the character of this important public open space. It could no longer be described (as set out in the 2019 Cluster Vision) as "the Principal Space serving the Eastern Cluster". It would become a darker, secondary space, primarily providing pedestrian routes to and from the 1 Undershaft building.

- Due to the approximate floorspace increase of 31,000 sqm (20%) compared to the 2019 extant permission, as well as an increase in scale and massing, there will inevitably be a significant increase in pedestrian movement to and from the building (the effect is clearly shown in the forecast pedestrian movement scenarios at pages 38 – 49 of the Space Syntax Assessment, December 2023). Therefore, not only will there be a considerable number of additional pedestrians using St Helens Square, but it will also itself have a much-reduced area. It will therefore not be possible to provide the full range of open space activities that the Square currently provides.

- The opportunities for socialising, events and quiet relaxation will be diminished, preventing St Helens Square from performing its current role as "the canvas for active and engaging public life to flourish" (as described in the City Cluster Vision).

- St Andrews Church has an important relationship to St Helens Square, which is large enough to be a place for quiet reflection in the sun, alongside plants and trees, as well a place for socialising and events. That relationship will be harmed.

- St Helen's Square is accessible for all, at all times of the day and evening. It is seamlessly connected to the streets and alleyways of the City, and to Leadenhall Plaza. The City Open Space Strategy states at paragraph 4.2.2:

"The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource."

- The publicly accessible open space that is proposed at level 11 and close to the top of 1 Undershaft, requires lift access, is likely to require security checks like many of the roof terraces in the City.

- The proposals reduce the area for pedestrian routes through and around the new development because of the 29% reduction in St Helen's Square.

- They do not provide an alternative public pedestrian route of at least an equivalent standard across the area of St Helen's Square which will be lost to the development, and an important historic route between the two Grade I listed churches is also lost. Space that may be gained to the north, adjoining Undershaft Street, would be in shade throughout the day and would not be an equivalent replacement of area lost in St Helen's Square.

- **These terraces, however well designed and managed, are not an alternative to protecting and improving public open space at street level.**

- The extant 2019 planning permission protected St Helen's Square and extended the public open space by creating a lower ground plaza that is open to the sky and connected directly to the main square. It also creates a new public open space through the base of the building in an uninterrupted space 3 to 4 storeys in height.

- This space also restored the historic visual and functional connection between the two medieval Churches flanking the open space, which is lost in the 2023 application.

Overall, the application conflicts with the key adopted policies relating to design, tall buildings, heritage and public realm in the City of London Local Plan 2015.

The London Plan 2021

- Policy D8 Public Realm
- Policy D9 Tall Buildings

The application conflicts with key criteria of Policy D8:

- **Create new engaging new public realm for all.**

Nearly one third of the primary civic space of St Helen's Square is lost. The proposal for a viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm. It is not a replacement for the loss of space and harm to the character of St Helen's Square.

- **Demonstrate an understanding of how the public realm functions and contributes to a sense of place.**

The application does not show an understanding of how the existing public realm is used and its contribution to sense of place. The proposals would diminish St Helen's Square in terms of its size and function, and its significant contribution to the sense of place in this part of the Eastern Cluster would be lost.

- **Ensure the design of buildings contributes to a vibrant public realm.**

The scale, bulk and massing of the base and middle of the building would not be appropriate to the character of St Helen's Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen's Square.

- **Ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided.**

Midday summer sunshine would no longer reach most of the square. Reflected morning and evening light would be blocked from the centre of the space. The rare urban moment of generous open sky, framed by fine buildings from the street level, would be removed.

The 2023 application is in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (2023) and Policy D9 (d) of the London Plan – Tall Buildings - which states:

"Proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area".

The proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space.

6.0 Planning Policy Critique of 2023 Application

by JDA Planning Consultancy

City Plan 2040 – Revised Proposed Submission Draft

- Draft Policy S12 Tall Buildings
- Draft Policy S21 City Cluster
- Draft Policy S14 Open Spaces and Green Infrastructure
- Draft Policy OS1 Protection and Provision of Open Space

The draft policies of the new draft City Plan 2040 apply an even higher test for the loss of existing open space than the existing Policy CS19 of the 2015 adopted plan.

Any loss of existing open space should be “**wholly exceptional**”, and it “**must be replaced**” on redevelopment by open space of equal or improved quantity and quality on or near the site.

The loss of historic open spaces will be resisted. The supporting text to Policy 13.2 emphasises the importance of ground level open space. It states that:

“As the City changes, there is a need for open spaces to play an increased role in supporting the life of the City. Open spaces provide a unique setting for people to spend time in free and accessible spaces, where they can pursue a variety of activities or simply enjoy being outdoors. Some parts of the City would benefit substantially from increased and improved open space provision....”

In the City Cluster there is a shortage of public open space and high-density development, will need to ensure that existing ground level open space works hard and is of an exemplary standard of design.

New spaces at ground level should be created where possible and supplemented through the addition of publicly accessible roof gardens and other spaces. This requirement should be applied with full force to the 2023 application. Public space in the sky, accessed by lifts, is not an alternative to protecting and improving public space at street level.

National Planning Policy Guidance 2023

In addition, the 2023 proposals conflict the National Planning Policy Framework, 2023. The application must be determined in accordance with the development plan and national development management policies unless material considerations strongly indicate otherwise.

There is serious harm arising from the loss of part of St Helens Square, and impact on the remaining area of the Square and to the and townscape of St Mary Axe and Leadenhall. The proposals would result in clear and avoidable harm to the setting of two Grade I listed buildings.

This harm was not identified in the accompanying Planning or Heritage reports and thus the proposals were not adequately assessed against paragraph 208 of the National Planning Policy Framework (‘the NPPF’ or ‘the Framework’).

In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise. There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material ‘harm’ to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen’s Square, and the townscape of St Mary Axe and Leadenhall.

7.0 Conclusions & An Alternative Approach

1. Comparative CGI views of proposals from St Helen's Square.



Existing



2019 Consent



2023 Application

7.1 Conclusions

As a stakeholder in the City of London, C C Land object to the 2023 redevelopment plans for 1 Undershaft on the following grounds:

- The proposals would result in the loss of a significant area of St Helen's Square, because of the enlarged footprint.
- The remaining area of St Helen's Square would be seriously harmed by the protruding tongue, and the overhang of office structure.
- The area for pedestrian movement would be reduced, even though there will be a significant increase in pedestrian flows.
- The area for recreation, sitting, quiet enjoyment, play and reflection, and hosting events, would be seriously reduced because of the loss of street level public open space.
- The quality of the remaining area of public open space would be dramatically reduced, it would be almost entirely covered, with the experience of the sky and being open to the elements lost by the overhanging structures which would extend almost as far as Leadenhall Street itself.
- The spatial qualities and robust character of St Helen's Square would be lost.
- The unique experience of the skyline framed by outstanding examples of 16th, 20th and 21st Century architecture would be lost.
- The sunlight enjoyed from spring to the autumn, and the setting of two Grade I Listed buildings seriously harmed by the projecting and overhanging office structure and white tongue of the terraced gardens.
- The proposals do not deliver a beautiful building in an area of architectural excellence.

The 2023 redevelopment plans for 1 Undershaft do not comprise the optimum solution for this critical site in the City Cluster.

If the proposals remain unchanged, we believe Officers should not support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.

7.2 An Alternative Approach



St Helen's Square, 2019 Consent

7.2 An Alternative Approach

C C Land believe there are two alternative approaches for the redevelopment of 1 Undershaft which would overcome the concerns identified in this report, and achieve the aims of all parties, and the City of London, in the interests of the wider community.

The first is the 2019 planning consent, which is extant and is an exemplary building, slender and brilliantly designed from street level up. This building delivered an enhancement to the quality and area of St Helen's Square by two major interventions:

- The refurbishment of St Helen's Square, including the creation of a lower ground level plaza; and
- An extension of the public square under the new building in a full height space that would have connected the Grade I Listed churches visually, a significant indirect benefit of the proposals.

The second alternative approach is to reduce the massing of the protruding blocks and lower sections of the proposed redevelopment, and to pull the footprint back to reduce, if not avoid the loss of any public open space at street level and remove the projecting tongue which overhangs the open space.

The unique qualities of St Helen's Square would be protected and enhanced. A building of outstanding architectural quality, and considerable stature, providing a variety of depth of floor plates, and a range of working and leisure experiences, would be created, following the vision for the Eastern Cluster.

We request that revisions are implemented to the 2023 redevelopment plans for 1 Undershaft which deliver:

- No loss of street level public open space from the existing situation
- Preserve and enhance St Helen's Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents and visitors
- No harmful townscape or heritage impact
- Architectural excellence within the City Cluster

C C Land look forward to having a constructive discussion with the City of London, the Applicant, and other stakeholders about the design of the 1 Undershaft proposals, and their relationship to St Helen's Square and the surrounding streets.

If the proposals remain unchanged, we believe Officers should not support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.

1 Undershaft, London EC3A 8EE

Planning Application Ref. No: 23/01423/FULEIA

Neighbour Consultation

Representations on behalf of C C Land – 23 April 2024

End of Main Report



St Helen's Square, London EC3

Representations on behalf of C C Land – 23 April 2024



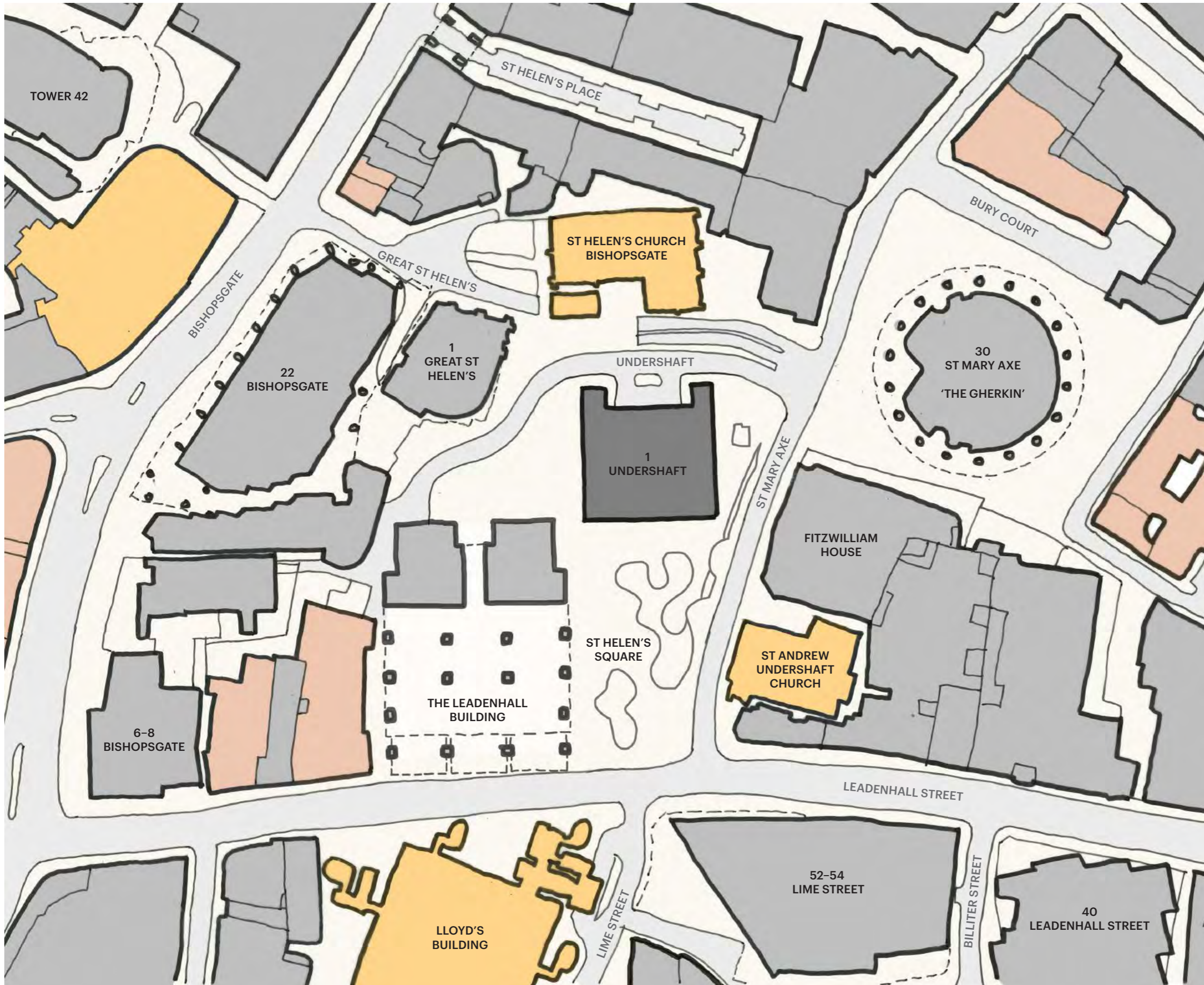
Existing



2019 Consent



2023 Application



Location Plan , Existing

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1.0 Introduction

1.1 Architectural Strategy & Findings

This appendix summarises a comparative analysis of the 2023 redevelopment proposals for 1 Undershaft (Planning Application Ref. No: **23/01423/FULEIA**) against the 2019 consented proposals (**16/00075/FULEIA**) and the existing Aviva building and St Helen's Square. It focuses on evaluating the impact of proposals on the street scene and provision of public realm.

The analysis involves a review of relevant drawings from each application, supplemented by additional diagrams and annotations highlighting the relationship with St Helen's Square and the wider context, with further analysis, 3D verified and non-verified views. The information presented draws from a combination of the above planning applications, and is supplemented with the following information provided by the Applicant's team as part of post-submission consultation:

- 3D massing model, received 7 March 2024
- Additional section drawings, received 7 March 2024
- CGI video views from typical office floorplates of The Leadenhall Building, received 15 March 2024
- GIA overshadowing assessment (including 2019 consented scheme, not previously in planning applications) received 8 April 2024
- GIA revised overshadowing assessment (including full extent of site for analysis of 2019 consented scheme, and additional dates of analysis) received 22 April 2024

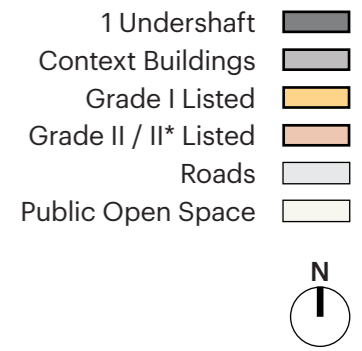
The analysis highlights contrasting outcomes, underscoring the importance of thoughtful urban planning to preserve and enrich the public realm, in accordance with London Plan Policies D8 on public realm and D9 on tall buildings, and the design and public realm policies and strategies of the City of London:

- The 2023 proposal results in fragmentation and loss of coherence, particularly affecting the connection between St Helen's Church Bishopsgate and St Helen's Square. In contrast, the 2019 scheme improved connectivity and integration of public spaces, with the whole of St Helen's Square retained and a net-gain in area with its undercroft and lower ground plaza.
- The scale and massing of the 2023 proposals encroach upon St Helen's Square and fail to adequately compensate for the loss, diminishing the quality and vitality of the public realm, whereas the 2019 scheme avoided building into or over St Helen's Square beyond the existing footprint of the Aviva building.
- The 2023 proposals' podium and massing limit sky visibility, sunlight, and privacy for neighbouring buildings and streets. Conversely, the 2019 scheme's generous undercroft integrates seamlessly with adjacent buildings, connecting St. Helen's Square with St Andrew Undershaft Church, enriching pedestrian experience in the City Cluster.
- The 2023 proposals project significantly further south, obscuring the iconic profile of The Leadenhall Building, diminishing its character and presence in views from Leadenhall Street and St Mary Axe in the east. Comparatively, the 2019 scheme tapered inwards at higher levels to maintain The Leadenhall Building's aspect onto St Helen's Square and views from the square of the Gherkin, St Andrew Undershaft Church, and Lloyds Building.

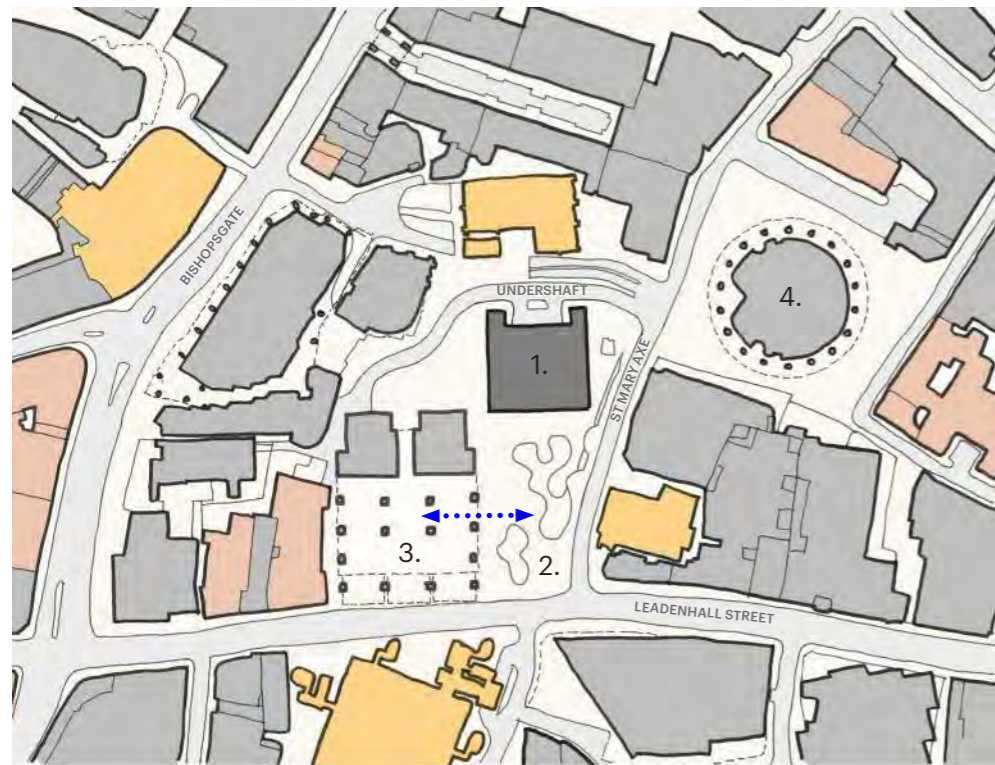
2.0 Drawings

2.1 Street Level Public Open Space

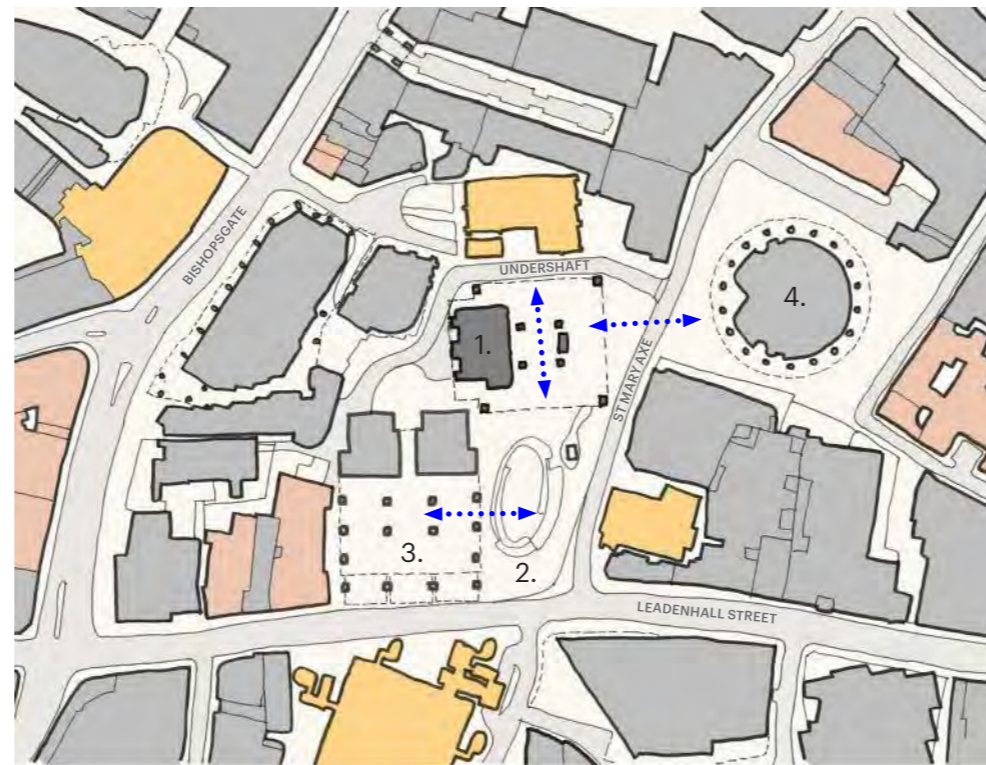
These context plans illustrate how the 2019 consented scheme helped stitch together existing public open spaces at 30 St Mary Axe and St Helen's Square / Leadenhall Plaza by providing a new public space at street level and lower ground floor, connecting St Helen's Church with St Helen's Square. Comparatively, the 2023 application serves to fragment the existing public realm and block the connection between the Church and Square.



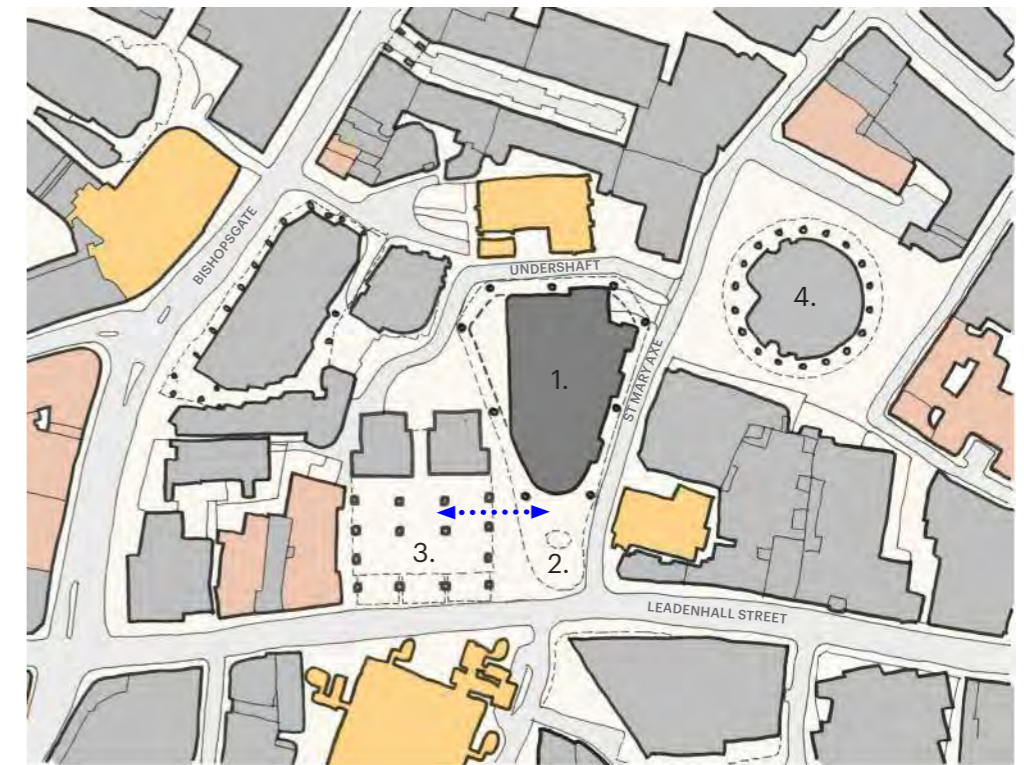
1. 1 Undershaft
2. St Helen's Square
3. Leadenhall Plaza
4. The Gherkin



Existing



2019 Consent



2023 Application

Total public realm: 4,505 m²

St Helen's Square public realm: 2,433 m²

- St Helen's Square is a unique and vitally important civic space in the heart of the City Cluster, framed by medieval Churches and iconic modern architecture.
- It provides 2,433 m² of south-facing street level open space which is open to the sky and connected to the Leadenhall Plaza, encouraging a diverse array of activity and interaction.

Total public realm: 5,361 m² (+856) (+19.0%)

St Helen's Square public realm: 2,438 m² (+5) (+0.2%)

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

Total public realm: 3,770 m² (-735) (-16.3%)

St Helen's Square public realm: 1,723 m² (-710) (-29.2%)

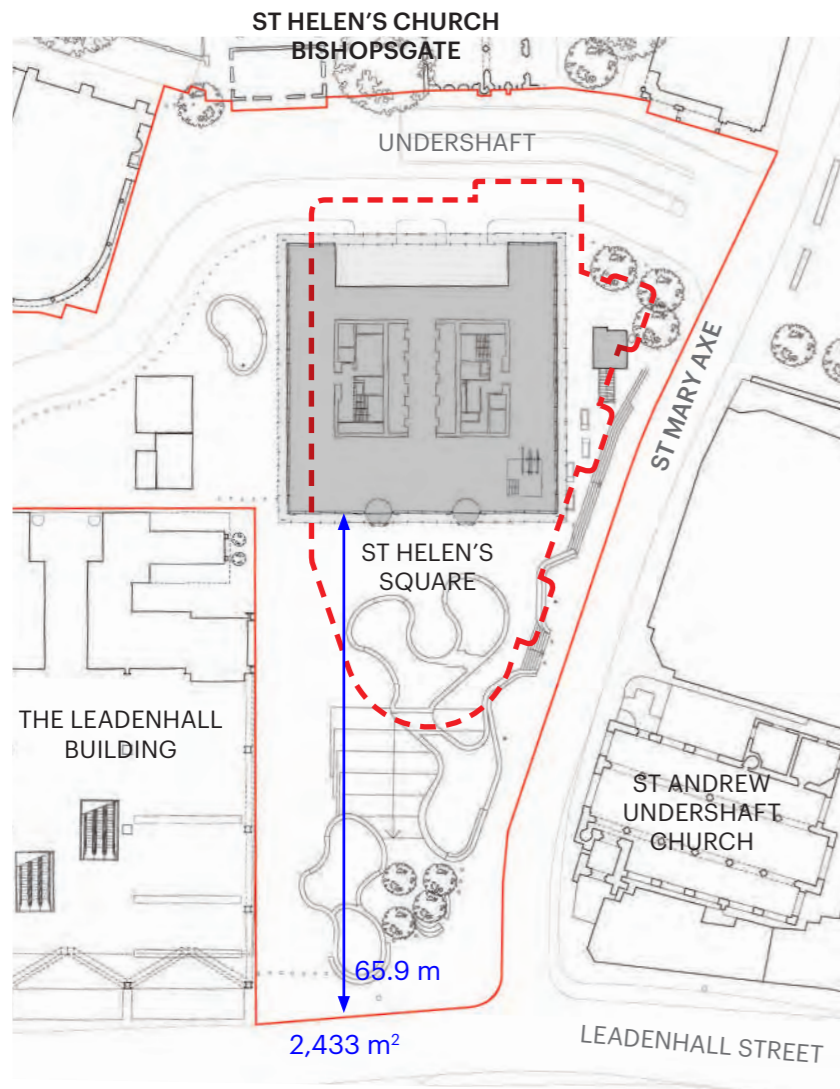
- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.
- Relocated servicing bay deteriorates relationship with 30 St Mary Axe and its associated public realm.

2.2 Plans

2.2.1 Ground Floor

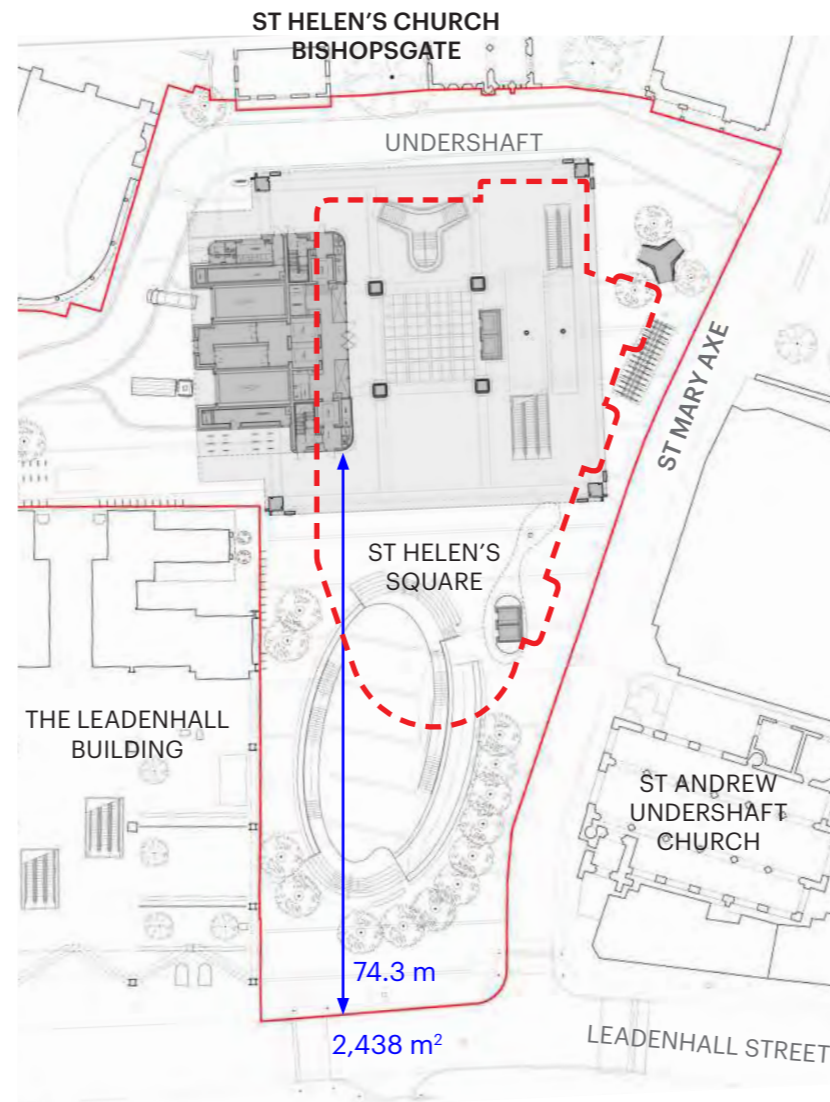
These plans demonstrate the significant loss of area, visible sky, quality, and usability of St Helen's Square due to the encroachment of 2023 proposals into and above the street level public realm, compared to both the existing scenario and 2019 consented proposals.

Ground Floor



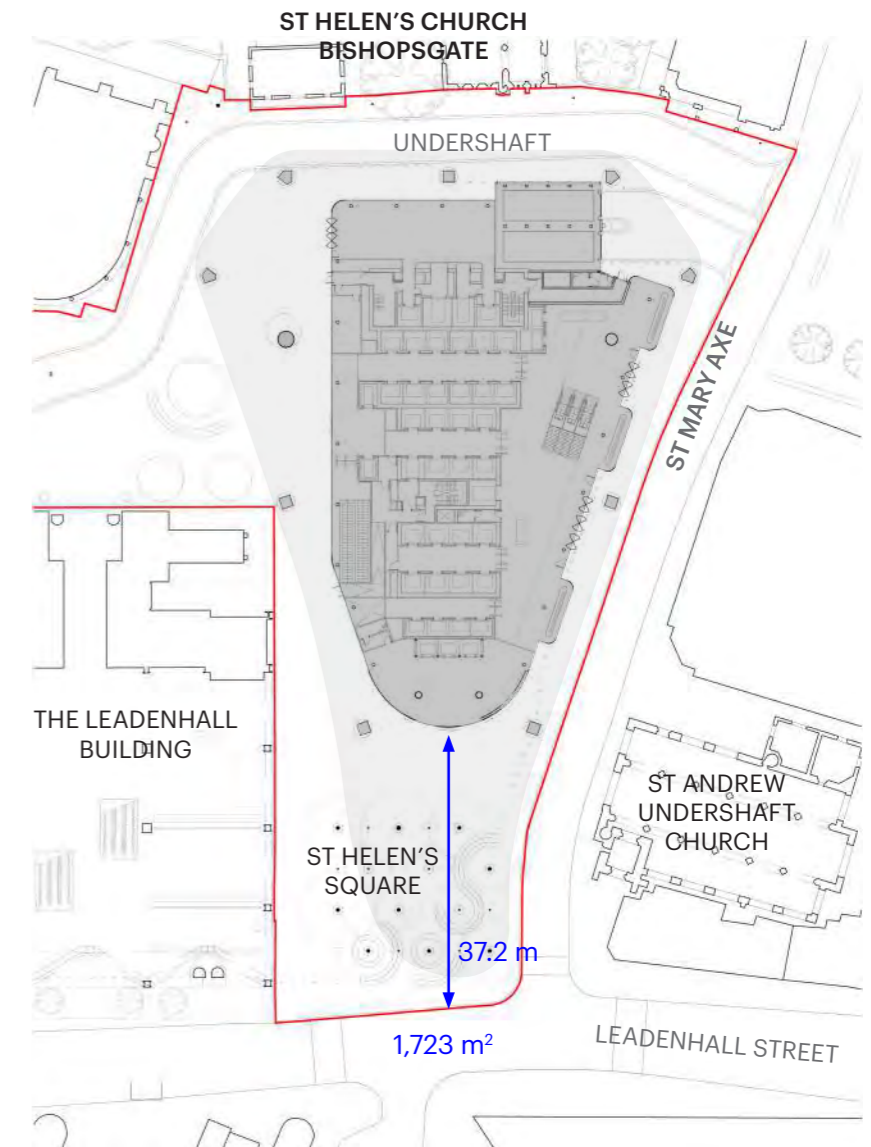
Existing

- The area of St Helen's Square is 2,433 m² with a depth of 65.9 m.





2019 Consent

- The area of St Helen's Square increases to 2,438 m², the depth increasing to 74.3 m to the nearest ground floor structure.



2023 Application

- The area is reduced to 1,723 m² and the depth reduced to 37.2 m (half of the 2019 scheme).

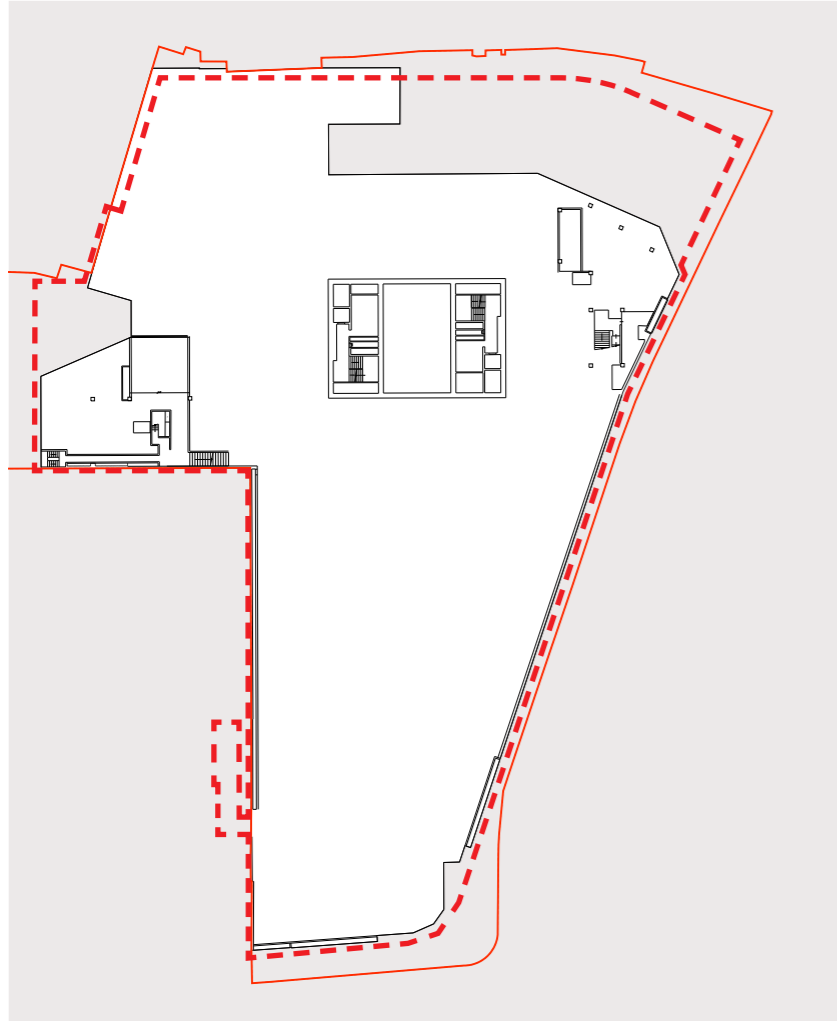
1 Undershaft Site Boundary 
 Extent of 2023 Proposal at Ground Floor 



2.2 Plans

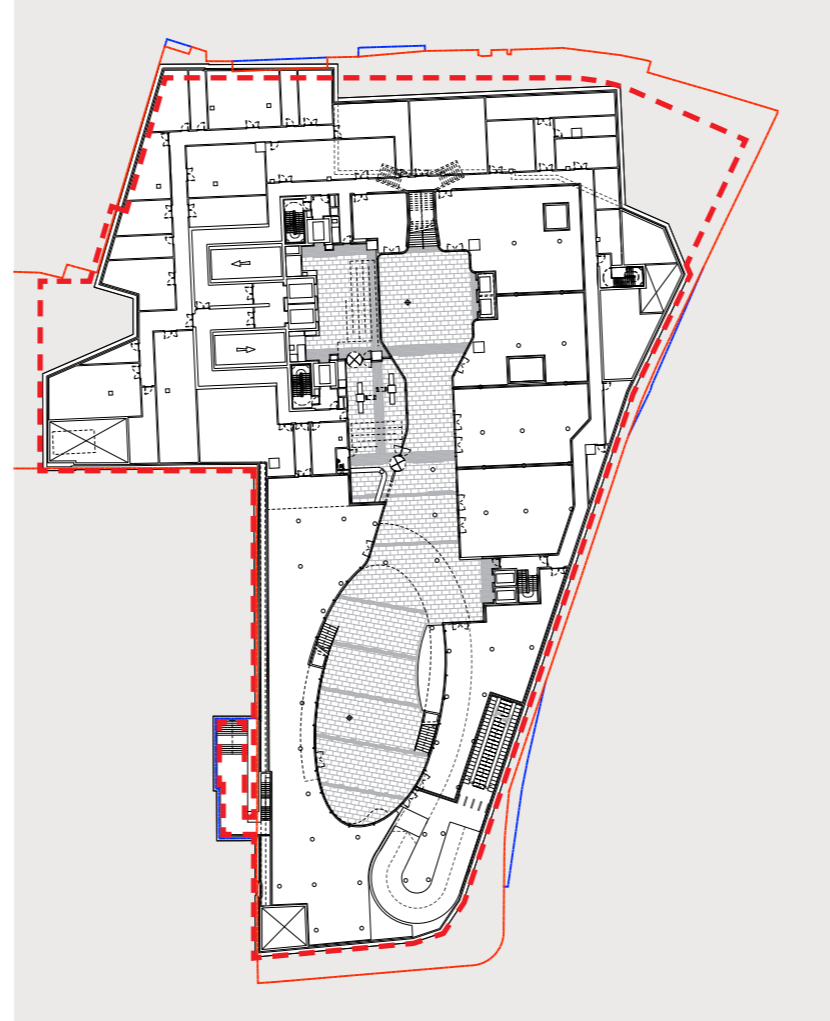
2.2.2 B1 Basement

These plans demonstrate the increase in public realm and amenity in the lower ground plaza of the 2019 consented scheme, compared to both the existing scenario and 2023 application.



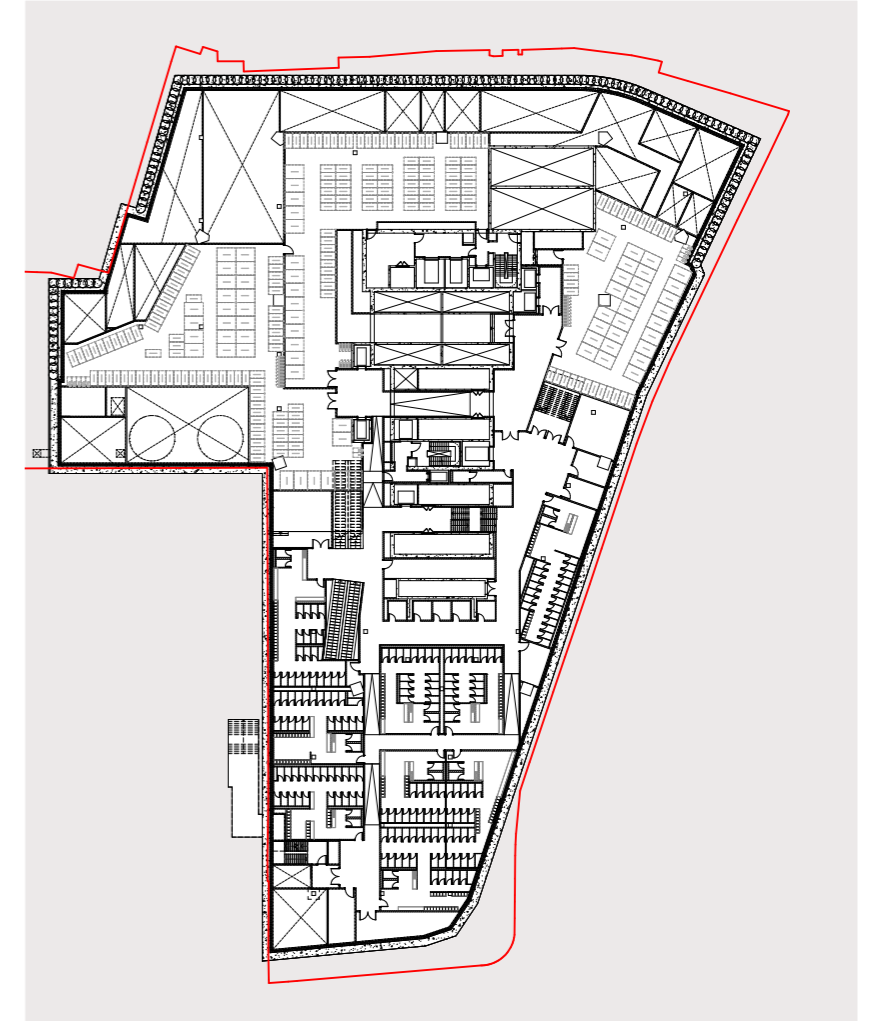
Existing

- B1 massing extends beneath the entire length of St Helen's Square to Leadenhall Street.
- Vehicular access is provided via ramp along Undershaft to the north.





2019 Consent

- Existing ramp infilled, providing 364m² of additional area to B1. Vehicular access is provided through new lifts.
- Lower ground plaza creates 496m² of additional public realm, activated by 1,543 m² of restaurants and shops.
- New area created in the lower ground plaza providing 414m² of open air space with natural sunlighting / daylighting.



2023 Application

- Existing vehicle ramp is infilled and massing is expanded towards St Helen's Church Bishopsgate, providing 556m² of additional area. Vehicular access is provided through new lifts.
- No new public open space or retail units provided. Level is used primarily for end of trip facilities and waste management.

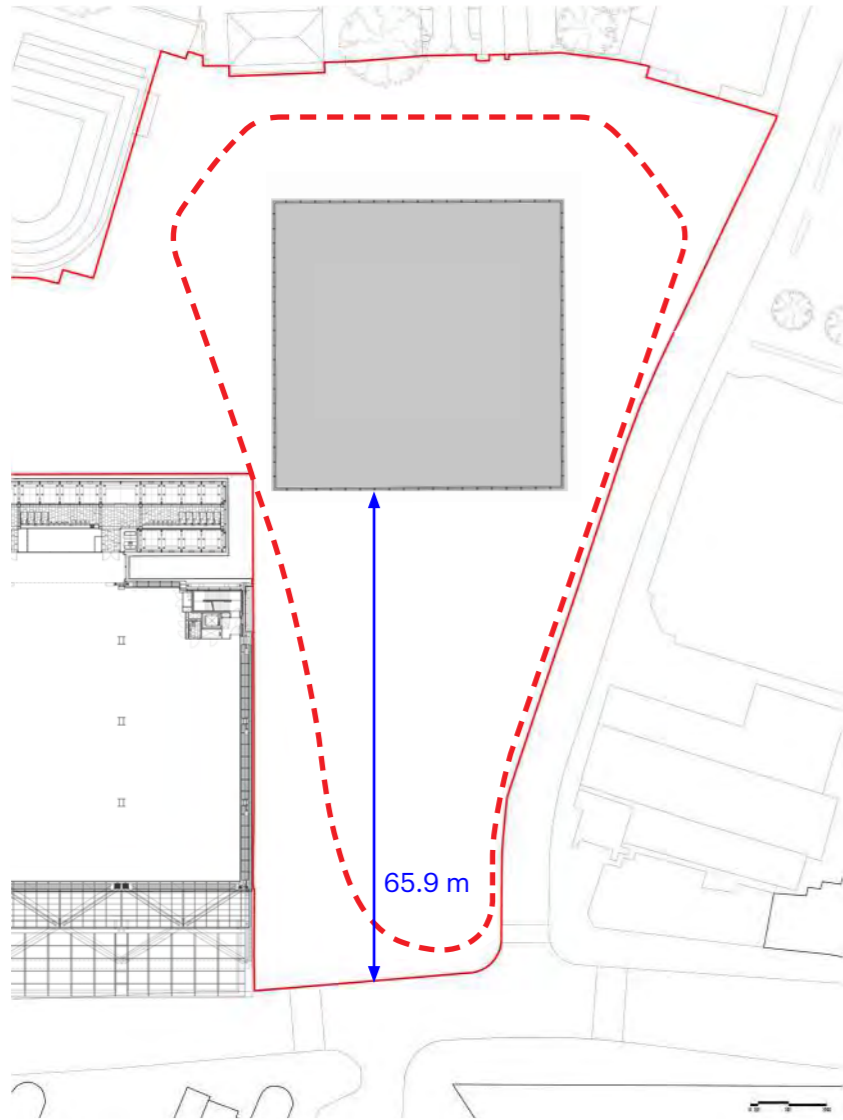
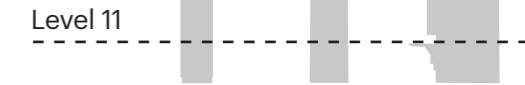
1 Undershaft Site Boundary 
Extent of 2023 Proposal at Ground Floor 



2.2 Plans

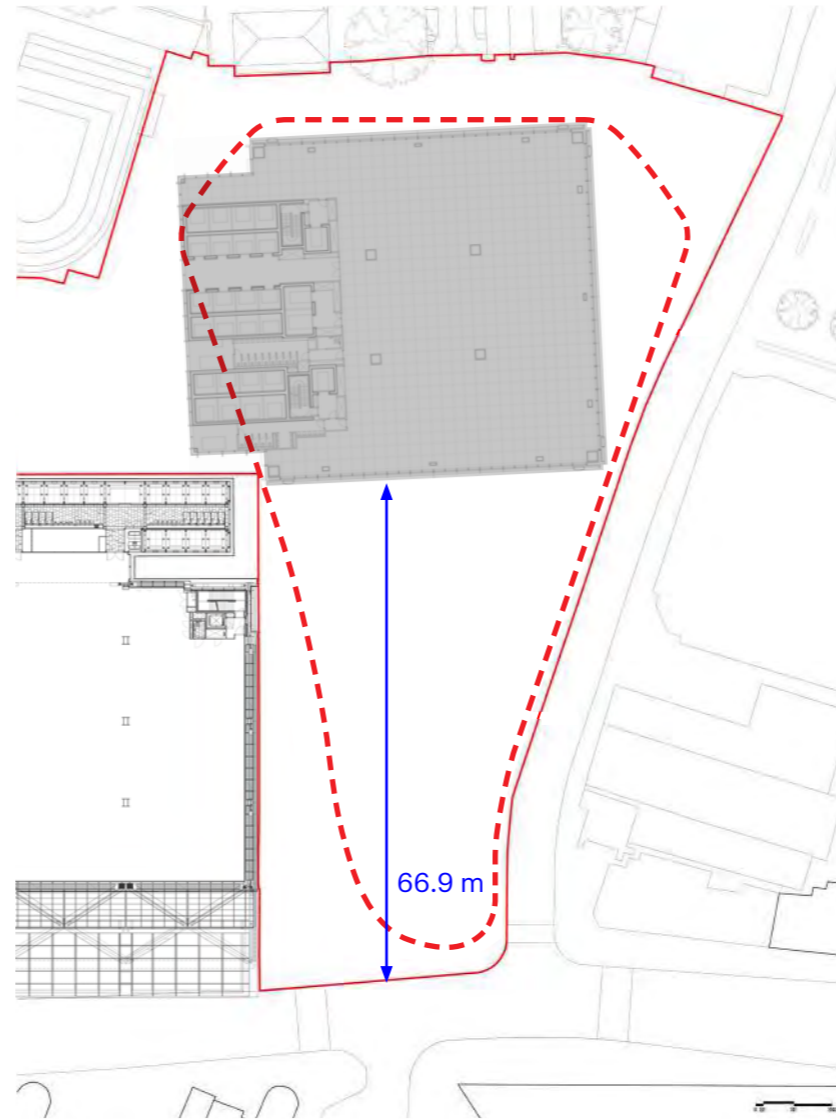
2.2.3 Level 11

These plans illustrate the large increase of proposed massing overhanging and overshadowing St Helen's Square in the 2023 application versus the 2019 consented scheme, which slightly improved the existing line of public realm to the south.



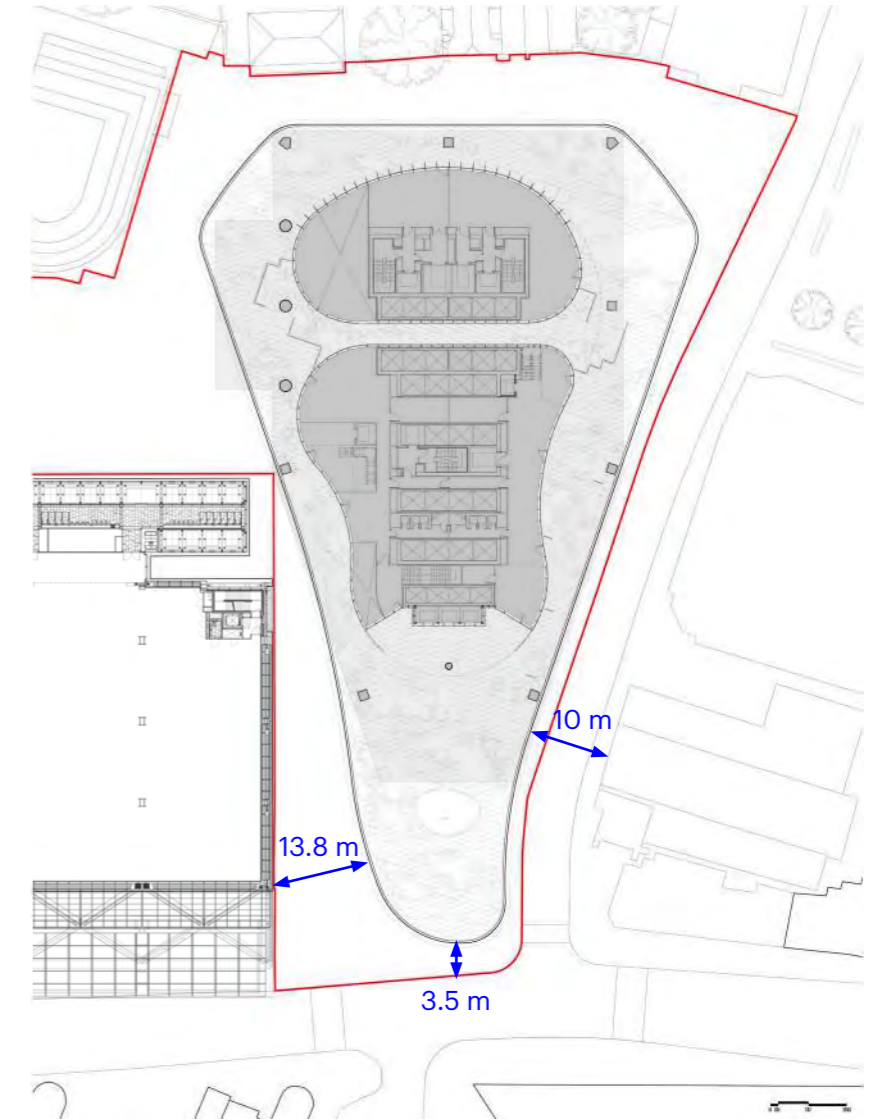
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



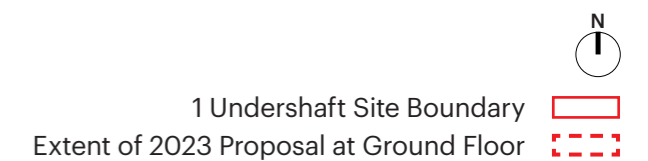
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.



2023 Application

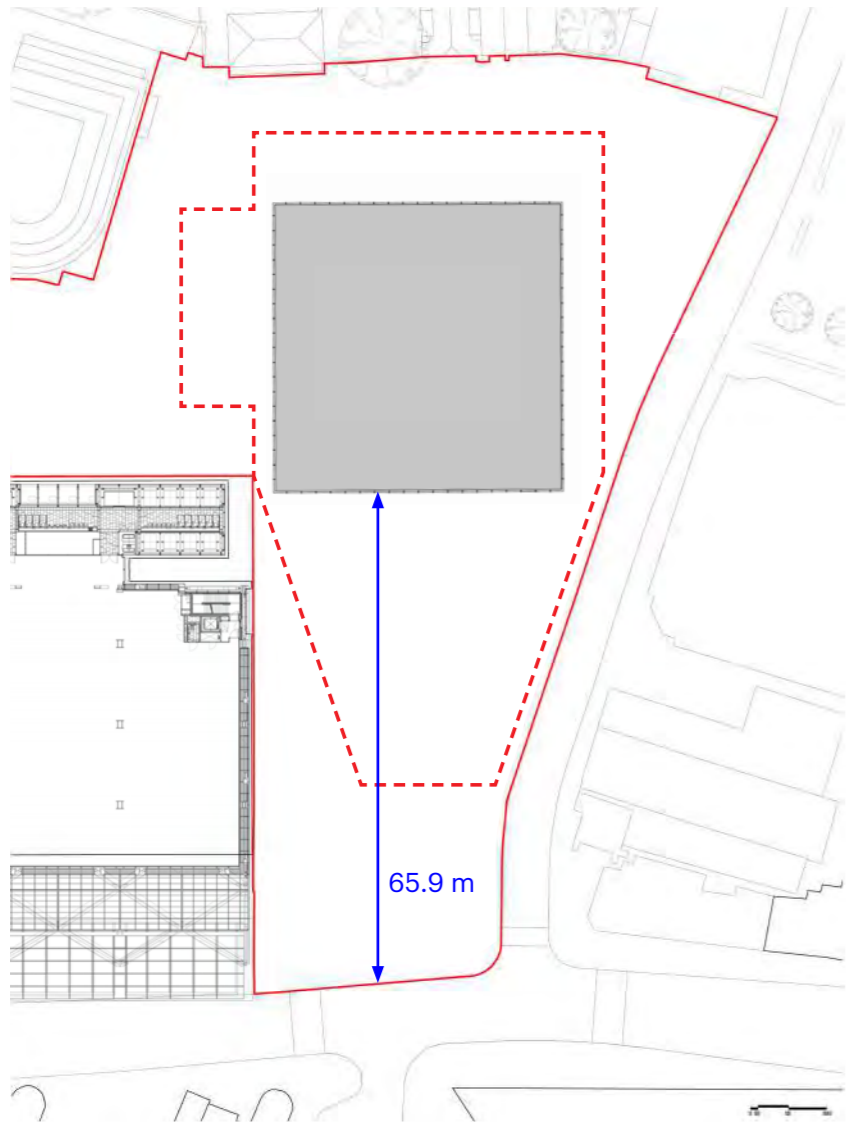
- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- Public realm at level 11 is not a like for like replacement and doesn't compensate for the significant loss and harm caused at street level.



2.2 Plans

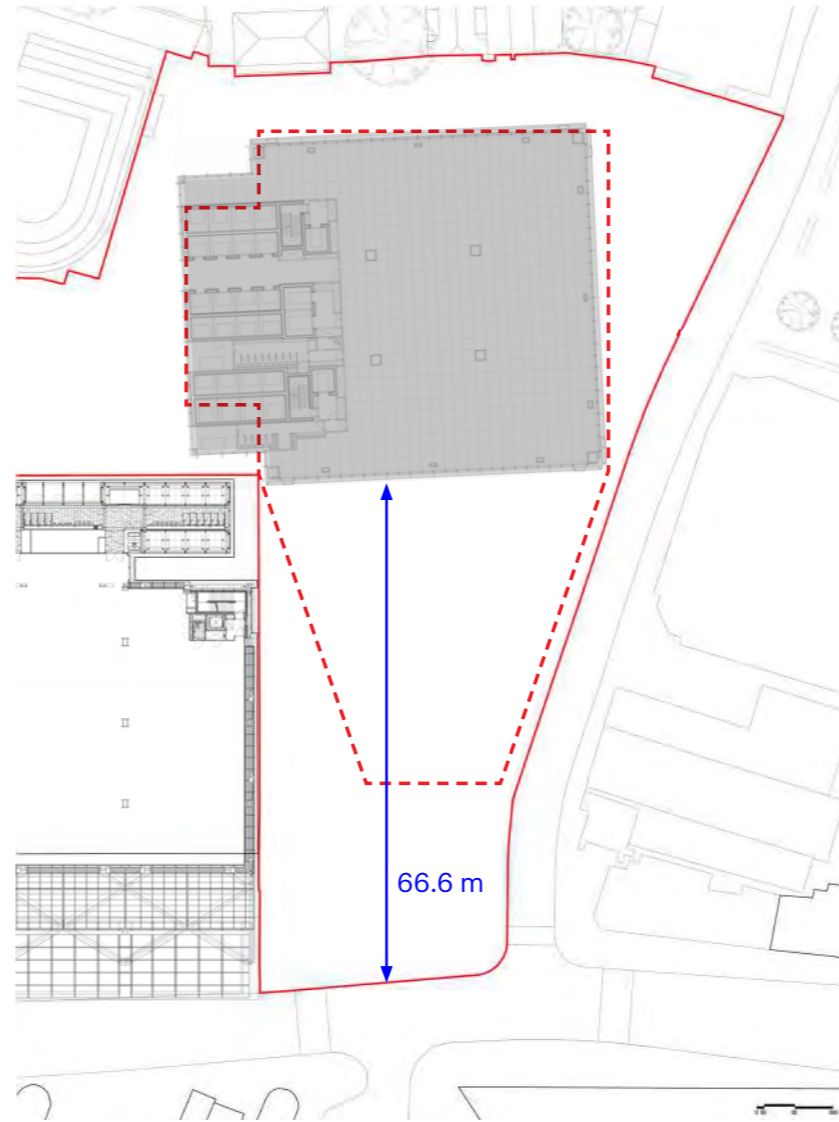
2.2.4 Level 14

These plans show how the lower-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



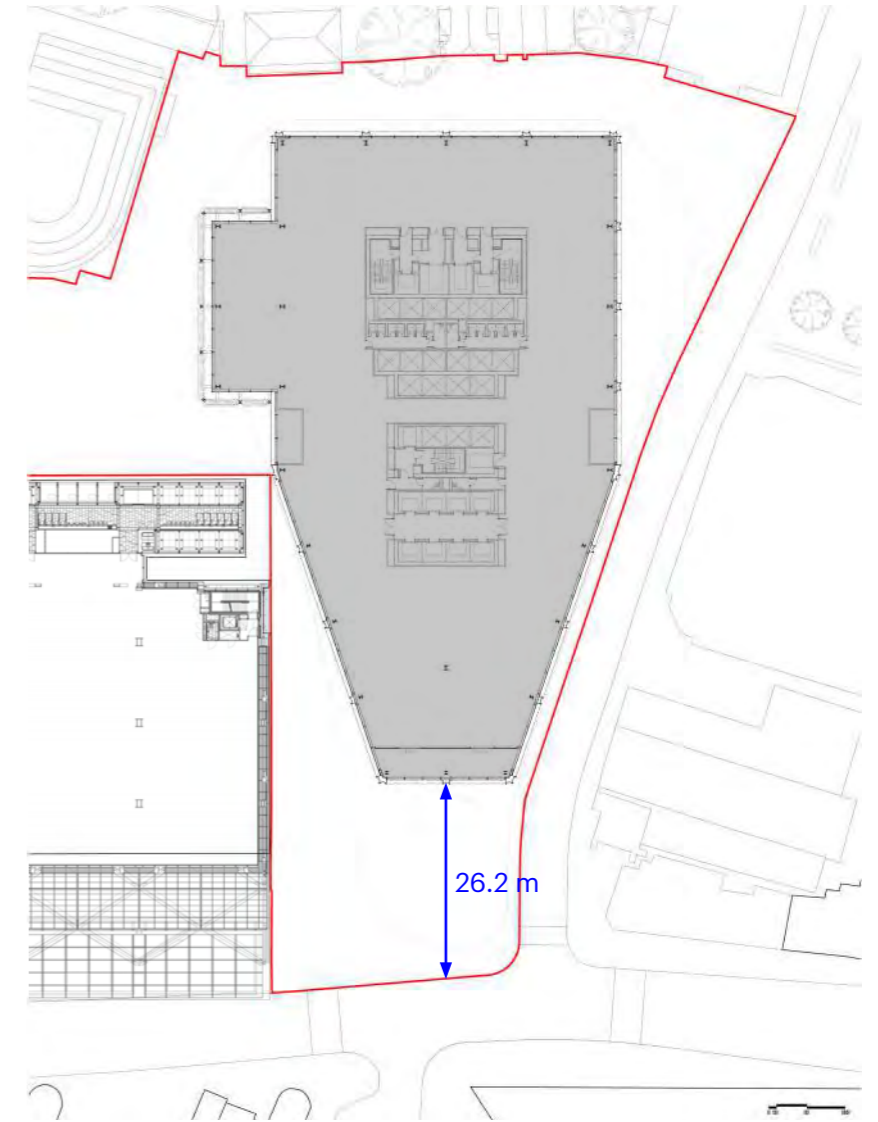
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



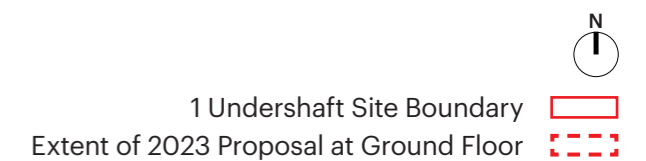
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.



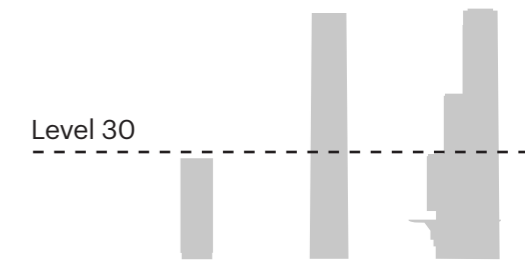
2024 Application

- Increased lower-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.

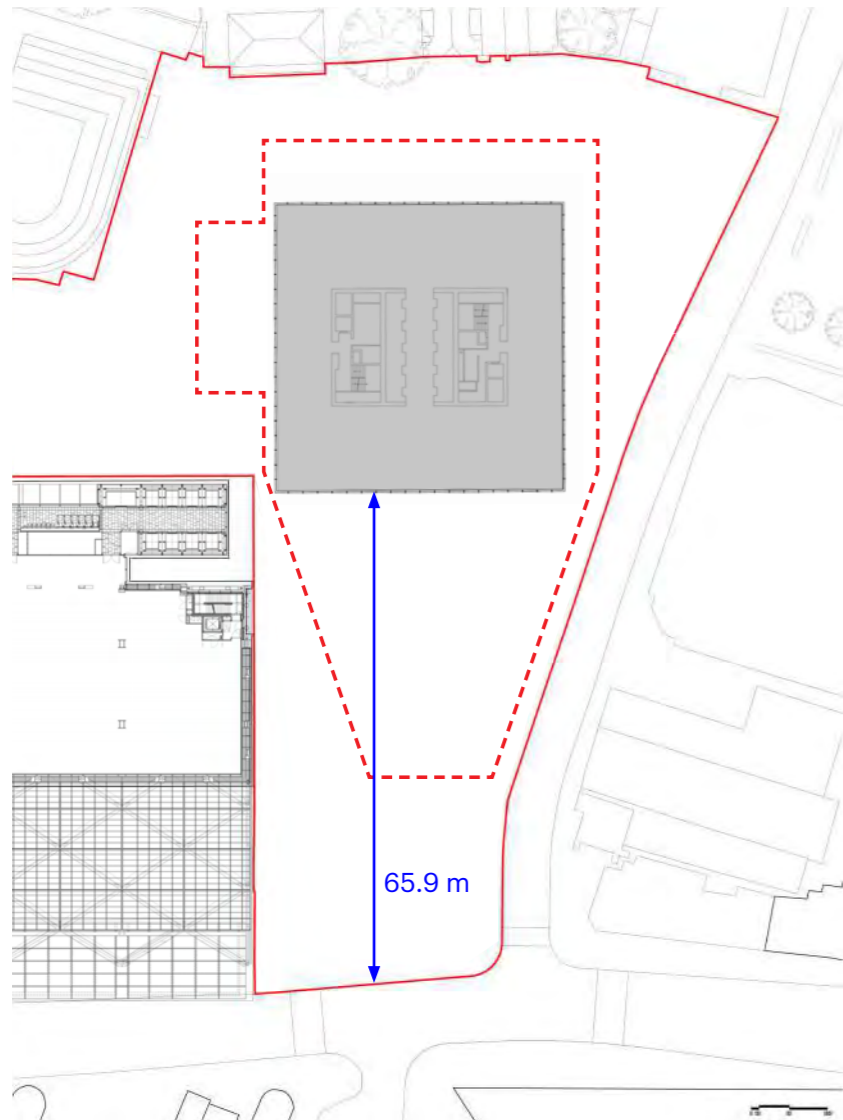


2.2 Plans

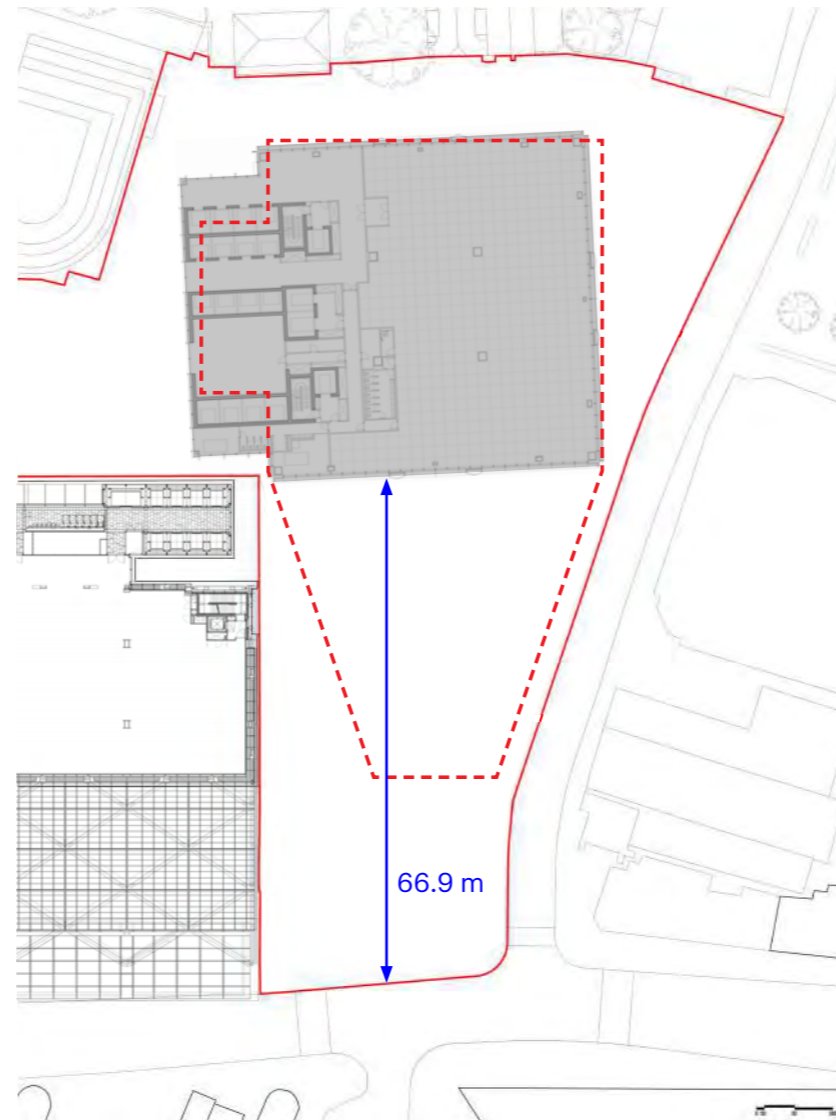
2.2.5 Level 30



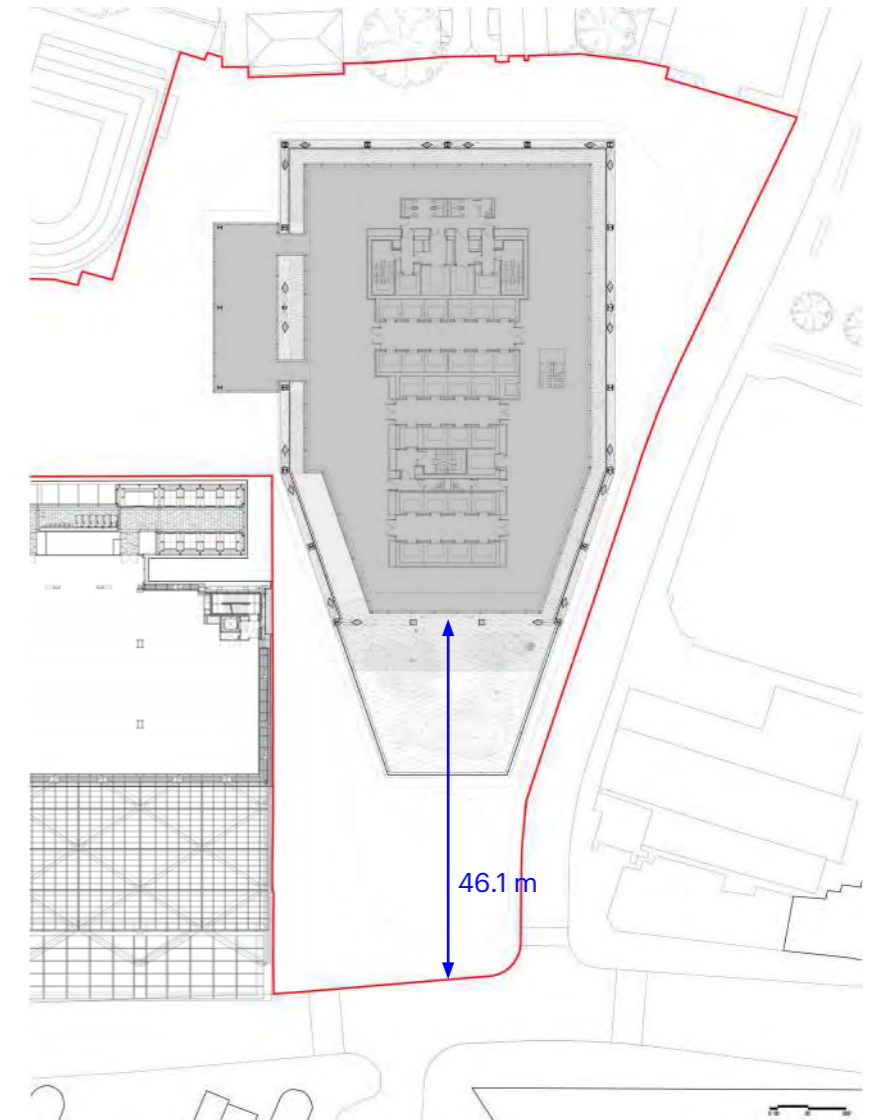
These plans show how the upper-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



Existing (Roof Plan)



2019 Consent

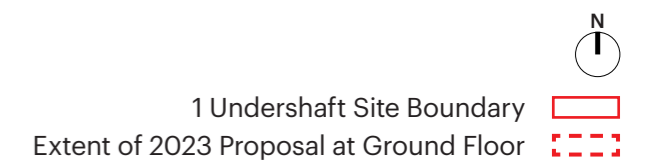


2023 Application

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.

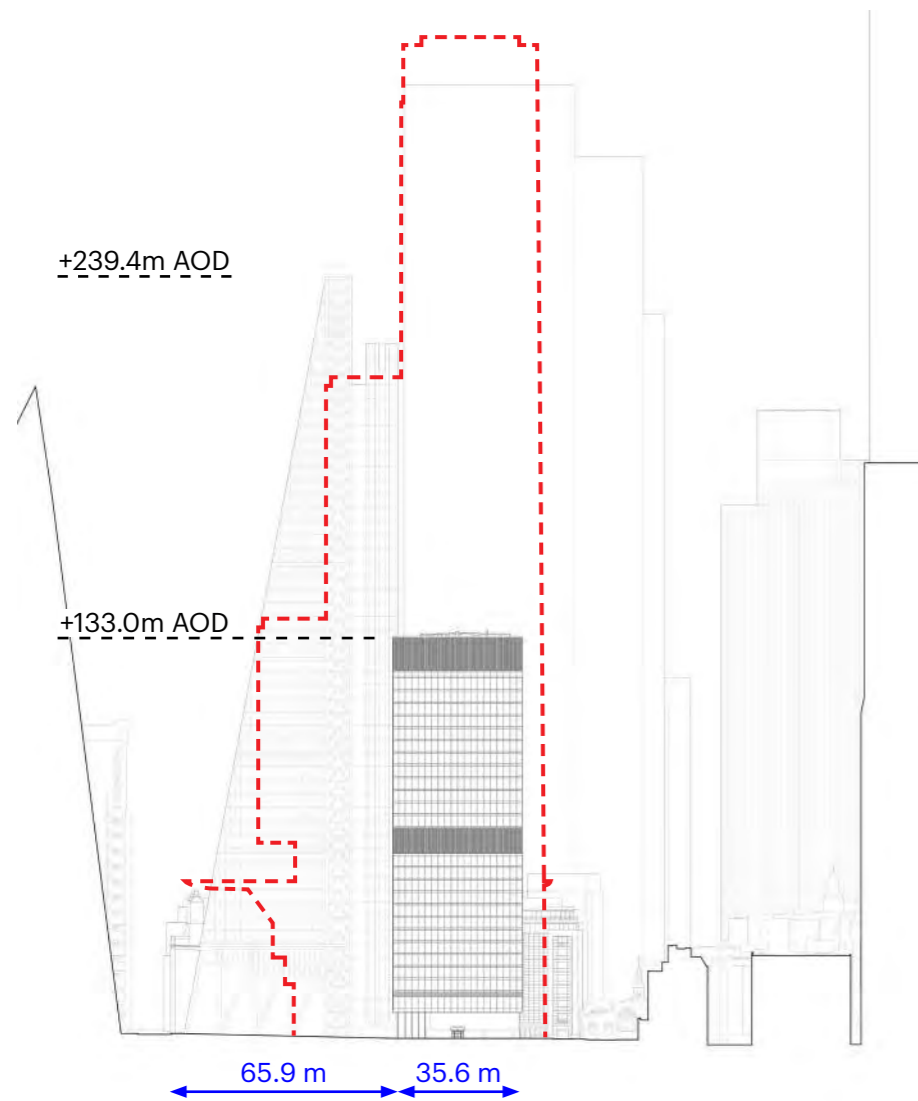
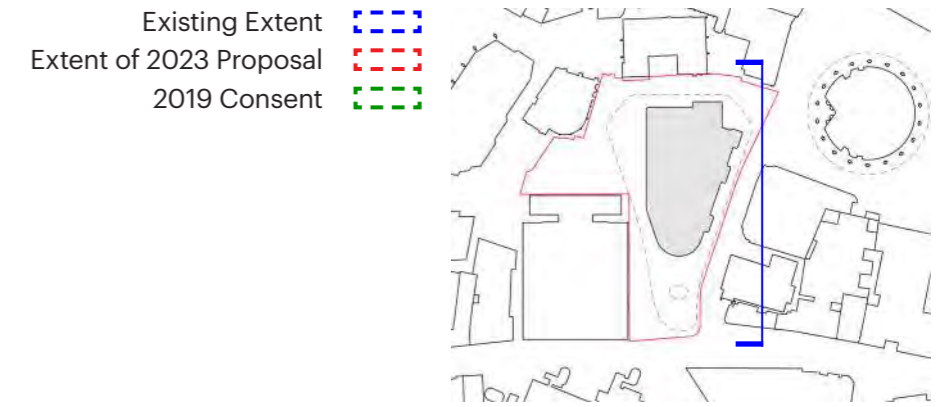
- Increased upper-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.



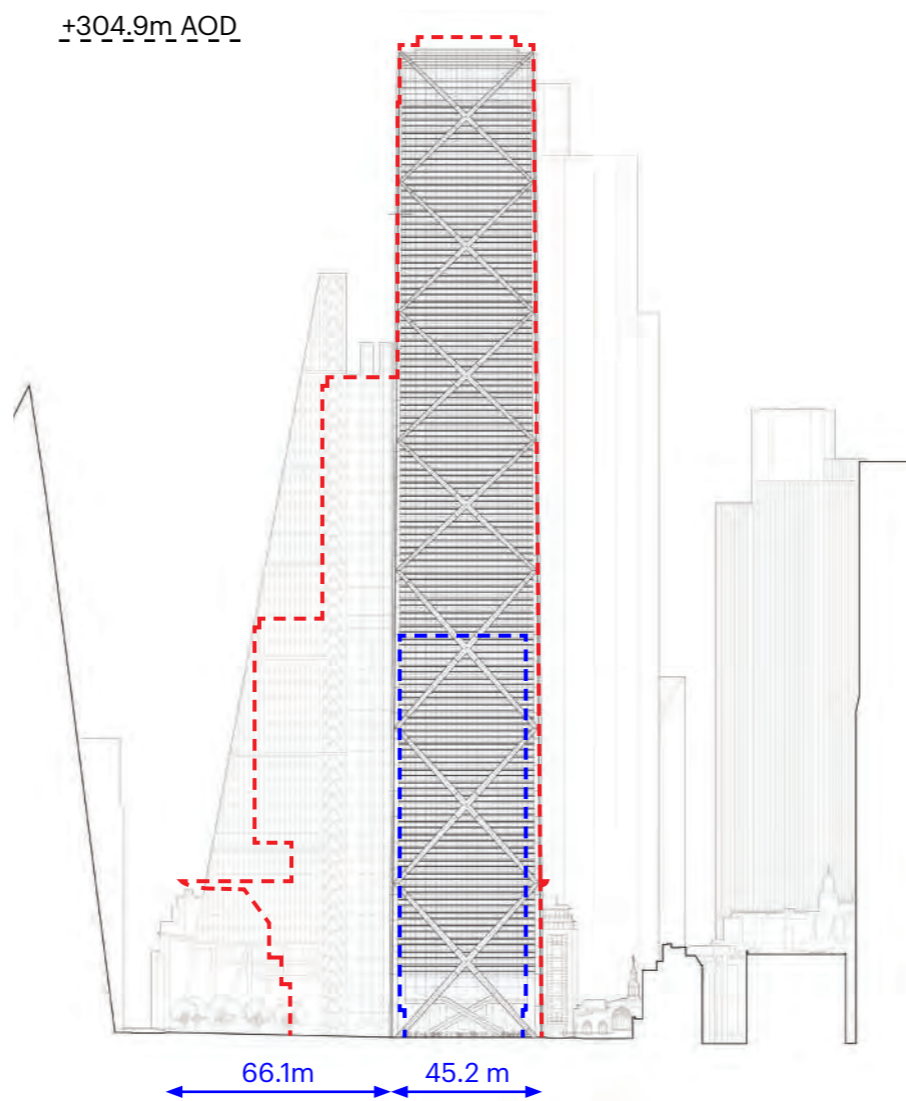
2.3 Elevations

2.3.1 East

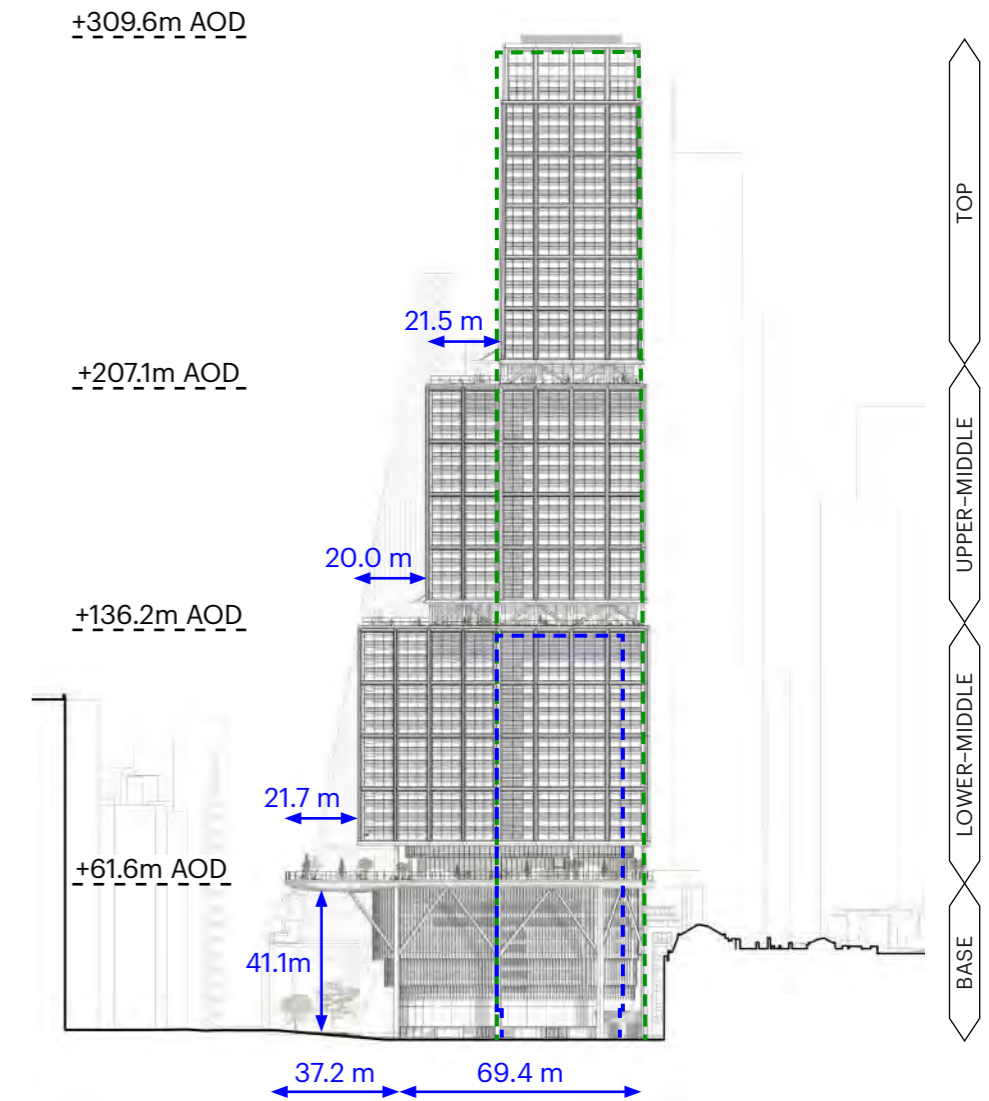
These elevations demonstrate how the increased massing of 1 Undershaft in the 2023 application obstructs the profile of The Leadenhall Building when viewed from Leadenhall Street and St Mary Axe to the east. In contrast, the 2019 consented scheme maintained the integrity of The Leadenhall Building in these views, showing respect and preservation of its architectural prominence.



Existing



2019 Consent



2023 Application

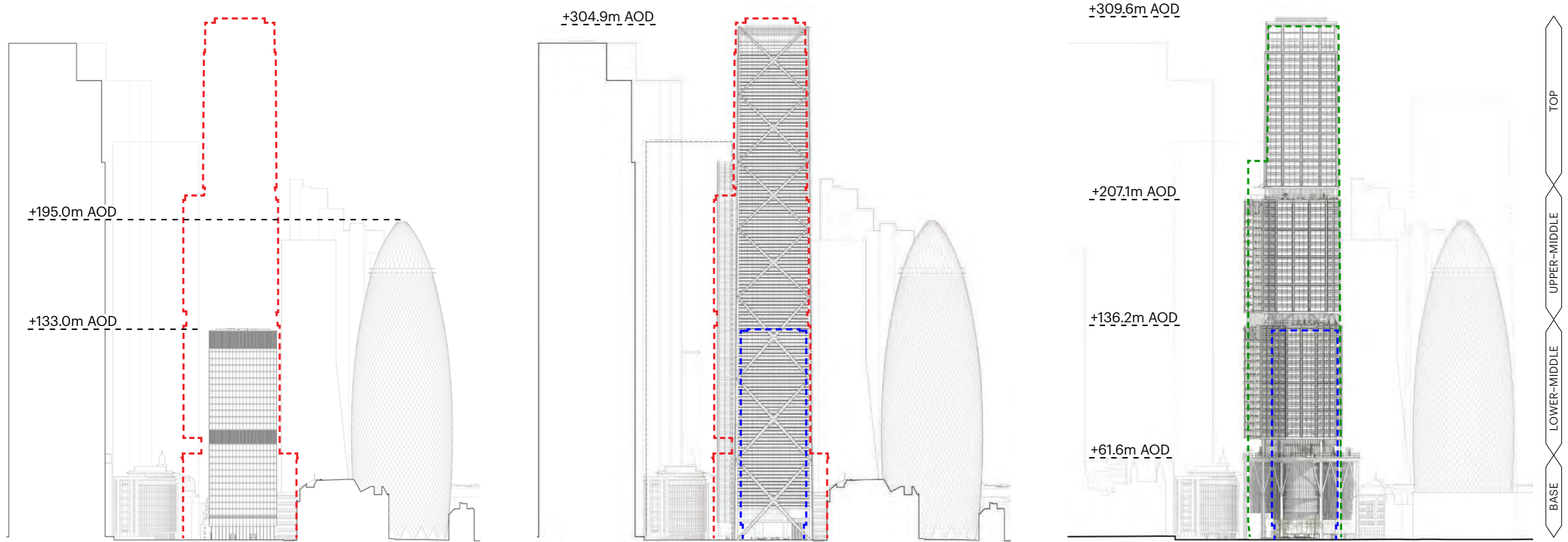
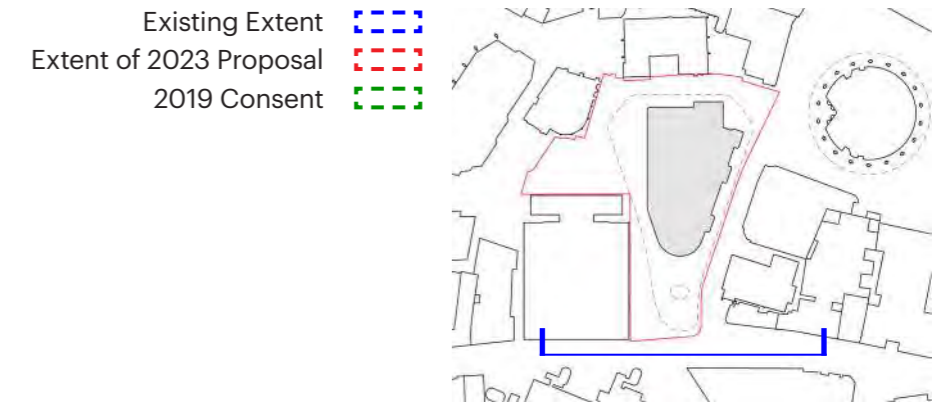
- Massing of Aviva building is entirely to the north of St Helen's Square, framing the iconic profile of The Leadenhall Building.

- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east, and has an over-bearing and dominating impact on the townscape and heritage assets in St Mary Axe and Leadenhall.

- The projecting podium, lower-middle, and upper-middle massing significantly reduce the extent of visible sky, sunlight, and privacy to surrounding buildings and streets, while overshadowing the public realm to St Helen's Square (**London Plan Policy D9, 3.9.7**).
- Increased floorplate and projecting podium garden significantly overlap and obscure the iconic profile of The Leadenhall Building.
- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east.

2.3 Elevations

2.3.2 South Elevation



Existing

2019 Consent

2023 Application

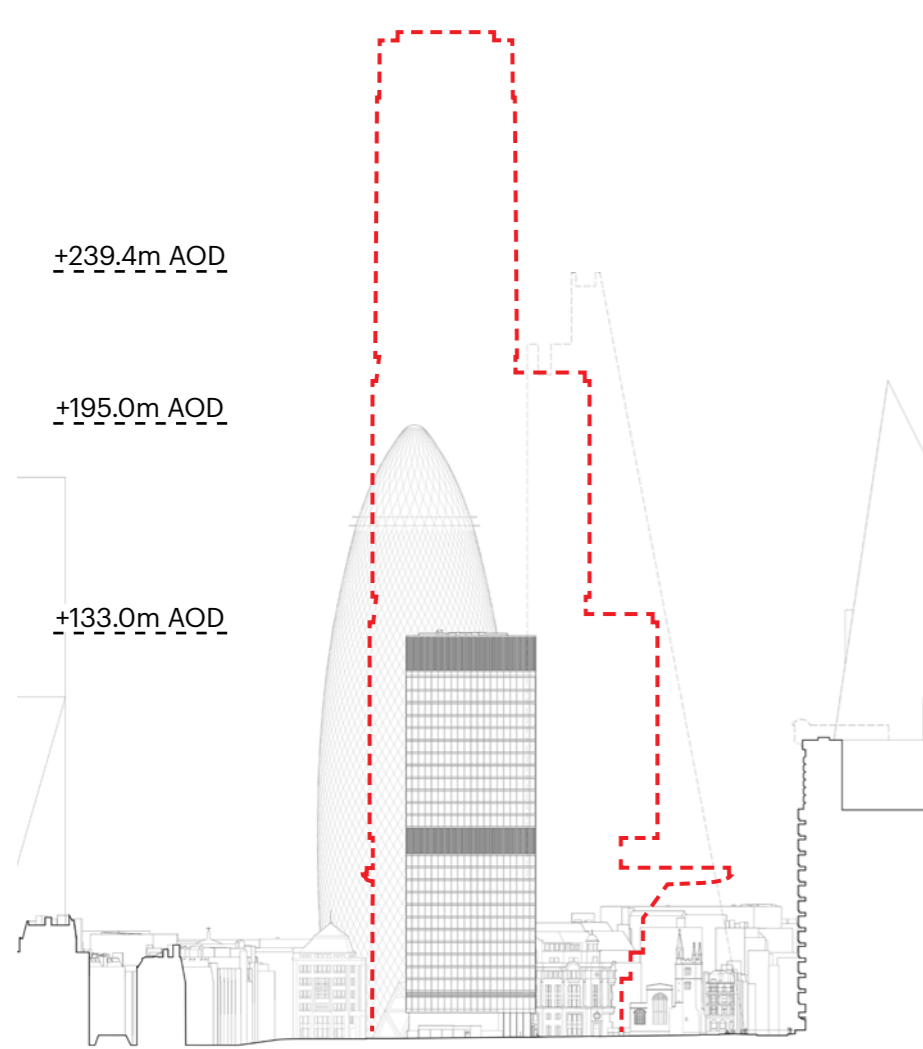
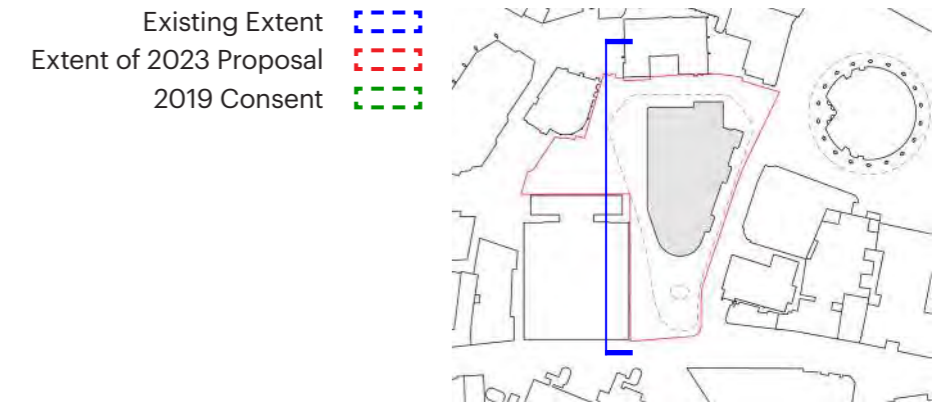
- Aviva Building provides visual link from St Helen's Square to St Helen's Church Bishopsgate through glazed lobby.

- Undercroft provides additional public realm and improves connections between St Helen's Church Bishopsgate and St Helen's Square
- Undercroft reinstates the historic link between St Helen's Church Bishopsgate and St Andrew Undershaft Church.

- Enlarged and relocated footprint severs links between St Helen's Square / Leadenhall Plaza and St Helen's Church Bishopsgate / The Gherkin.

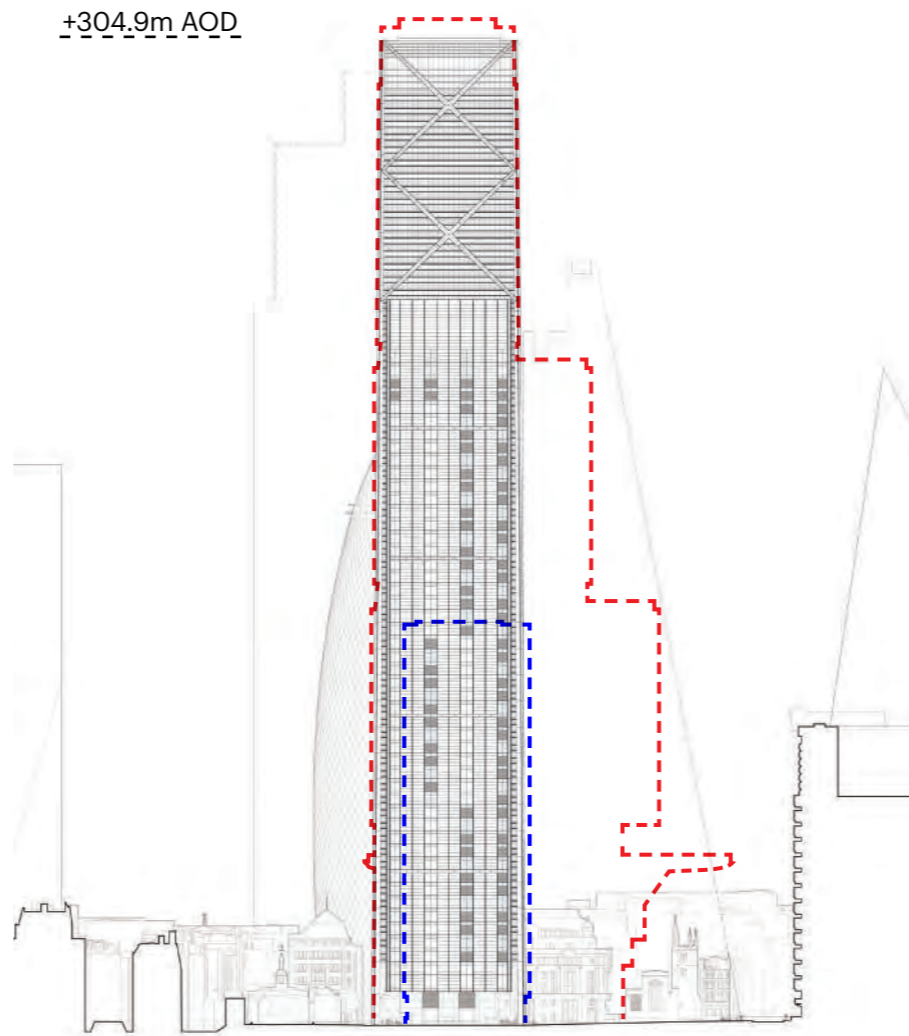
2.3 Elevations

2.3.3 West Elevation



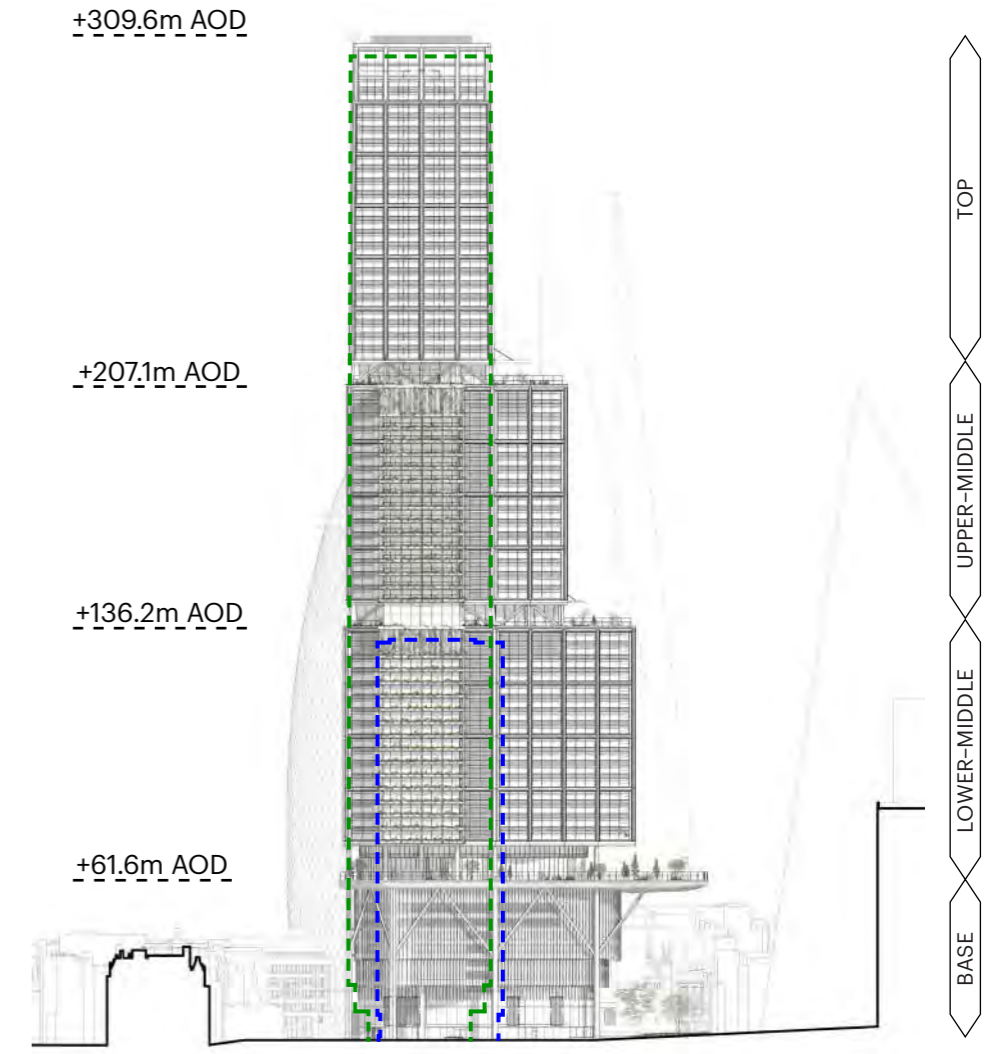
Existing

- Massing of the Leadenhall Plaza is designed to work with the Aviva building to frame views towards St Andrew Undershaft Church in the east.



2019 Consent

- Increased massing of 1 Undershaft is entirely to the north of St Helen's Square, preserving views from the Leadenhall Plaza towards St Andrew Undershaft Church.

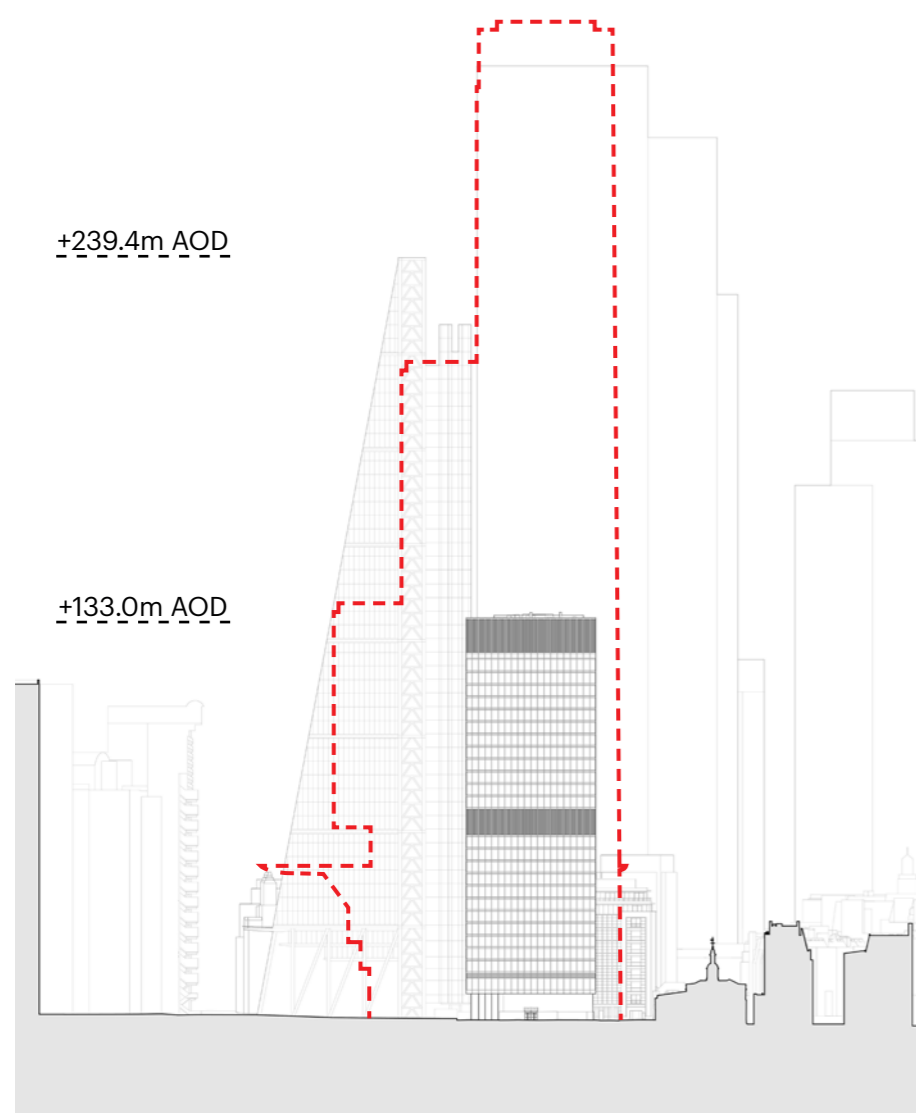
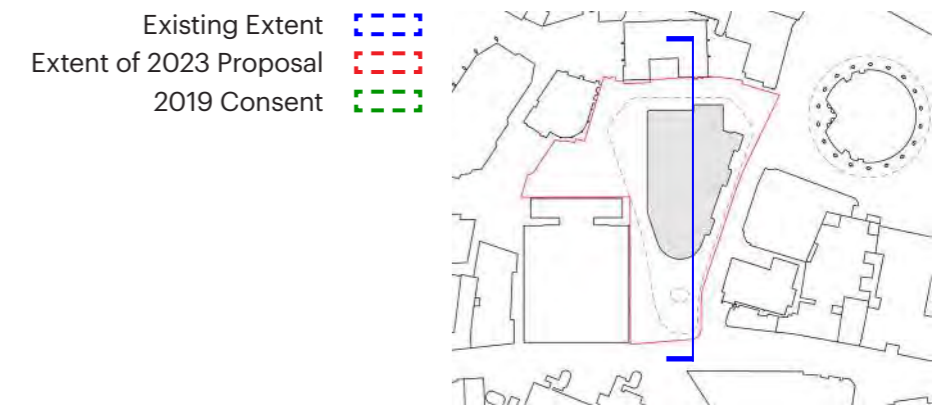


2023 Application

- Increased massing of 1 Undershaft projects into St Helen's Square and encroaches on views towards St Andrew Undershaft Church from the Leadenhall Plaza.

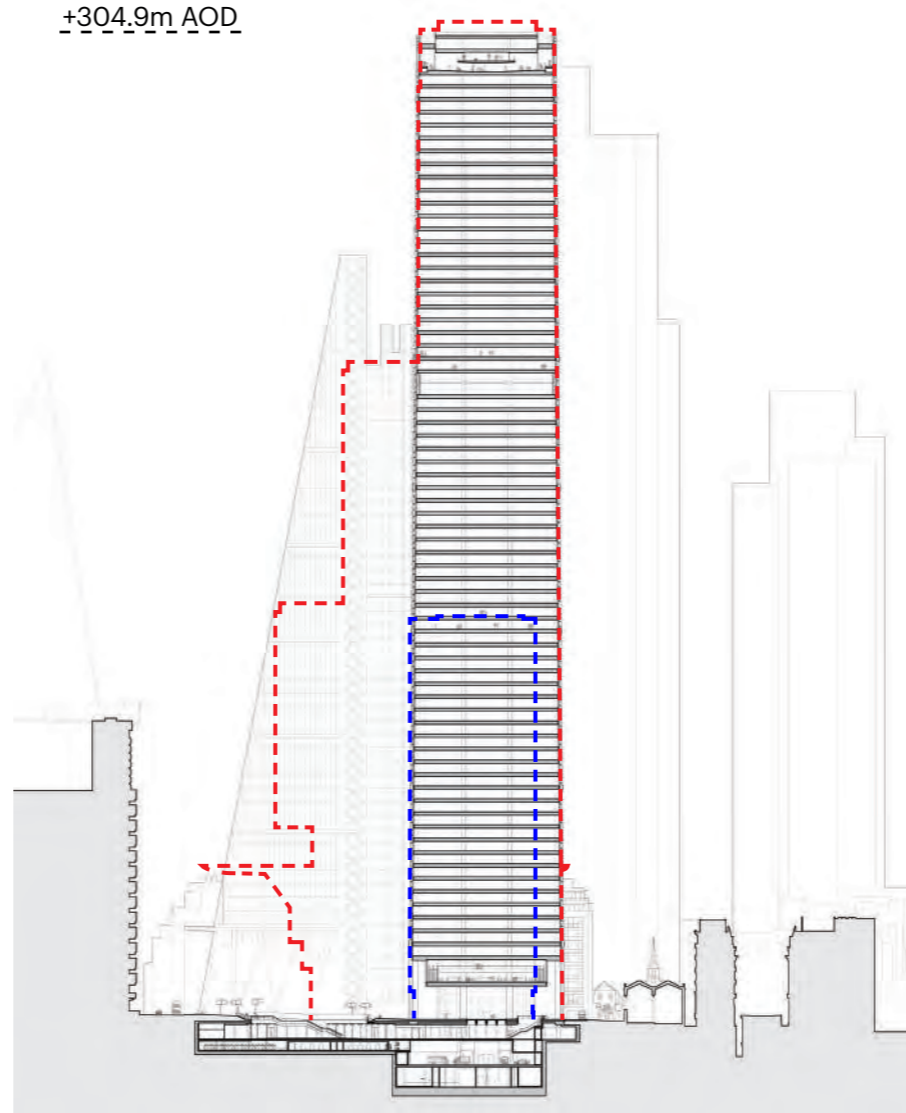
2.4 Sections

2.4.1 North-South



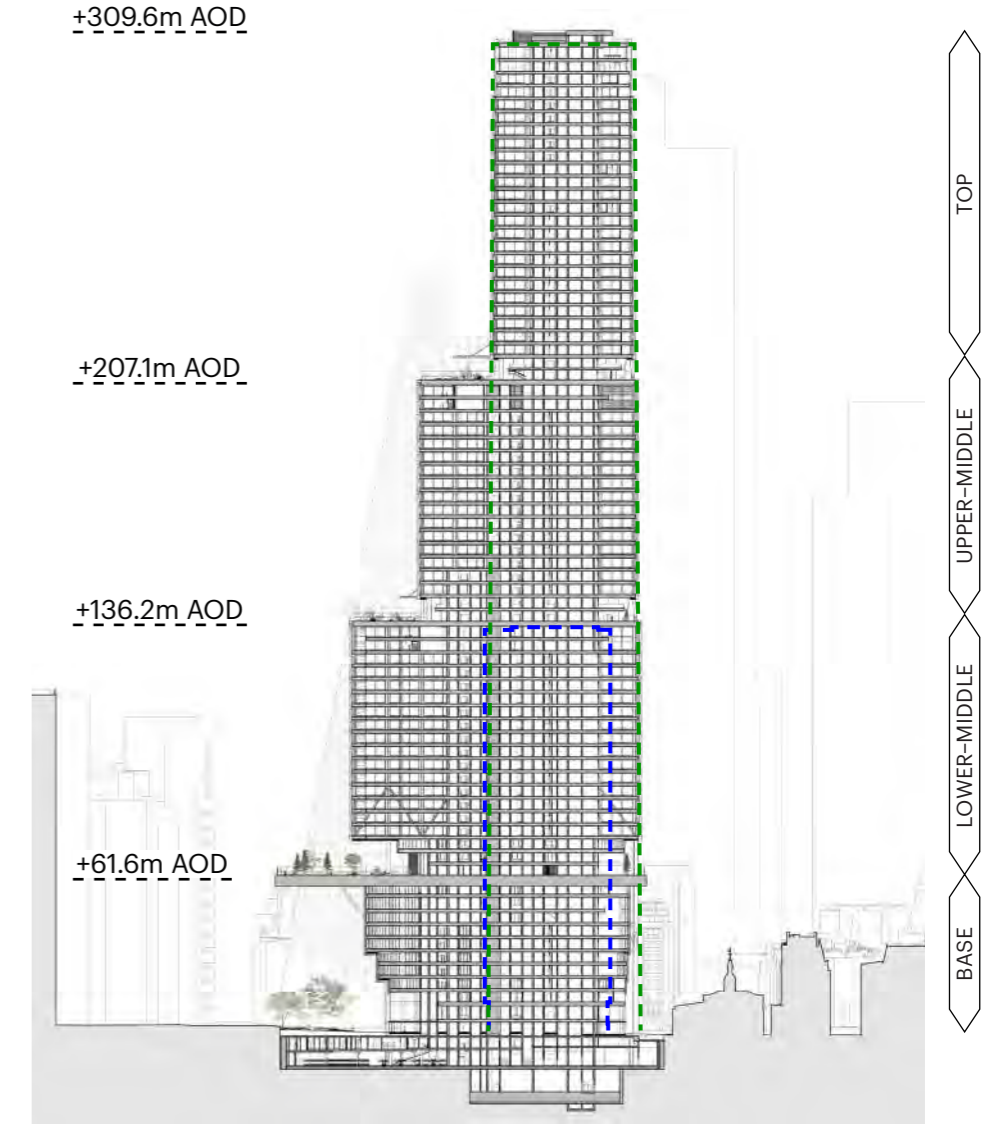
Existing

- Existing sections not submitted.
- St Helen's Square provides 2,433 m² of south-facing street level open space which is open to the sky.
- Ground floor lobby of Aviva Building provides views between St Helen's Square and St Helen's Church Bishopsgate.



2019 Consent

- New lower ground plaza creates 496m² additional area of public realm at Basement B1, activated by 1,543 m² of shops and restaurants.
- Ground floor Undercroft provides 1,635 m² additional public realm and improves connections between St Helen's Square and St Helen's Church Bishopsgate.



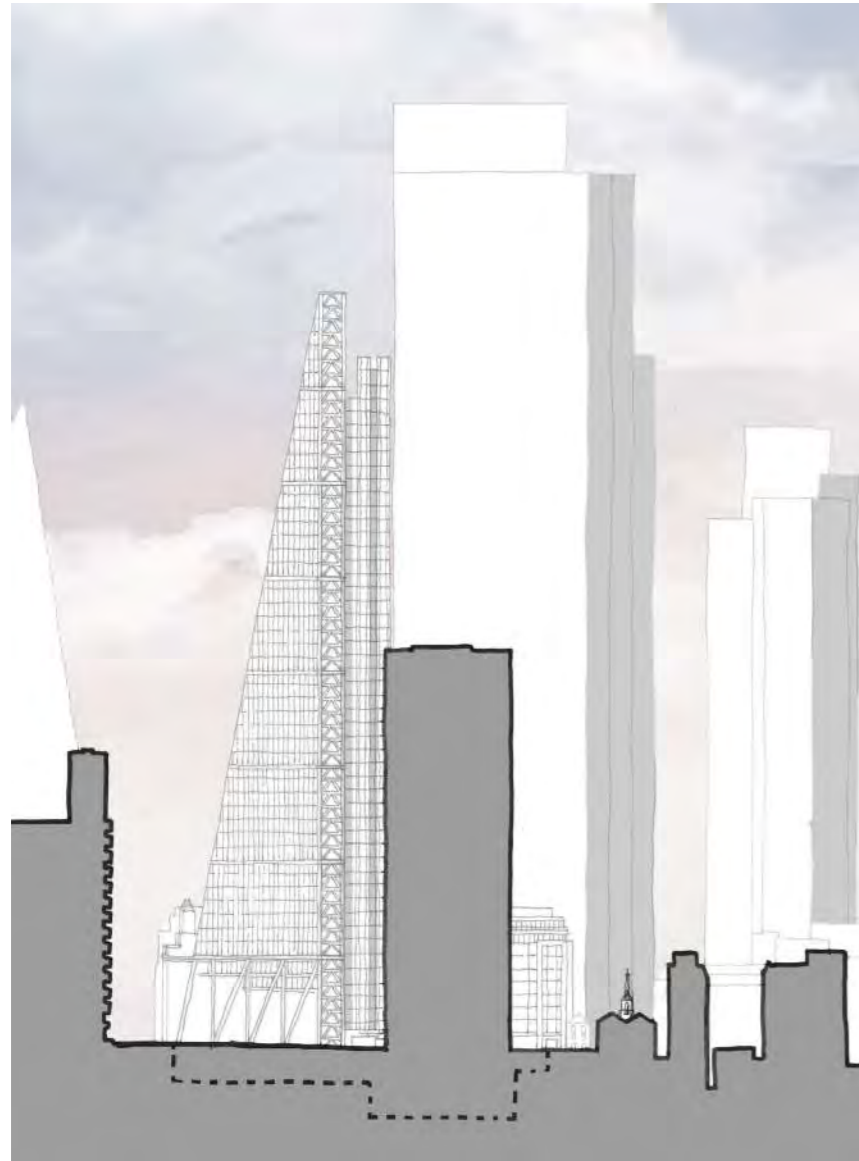
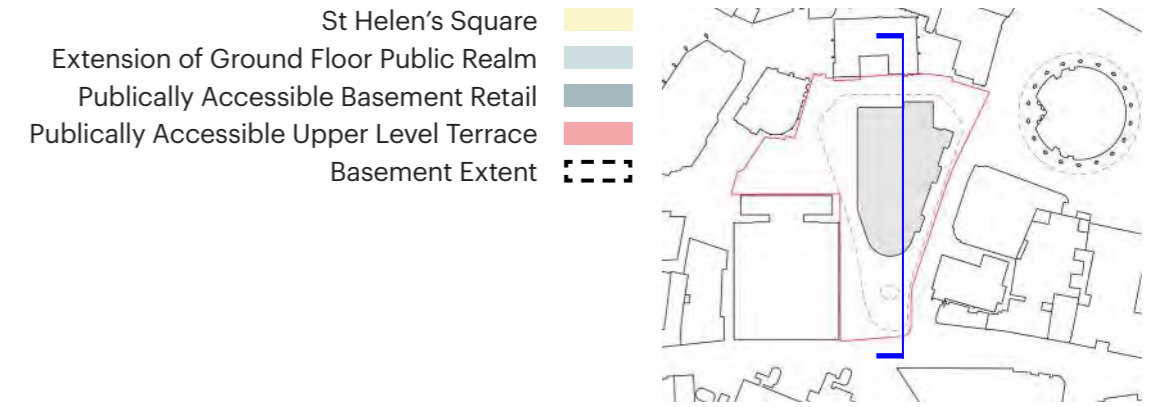
2023 Application

- Enlarged and relocated footprint results in loss of 721m² area of public realm from St Helen's Square.
- New massing severs link between St Helen's Square and St Helen's Church Bishopsgate.

2.4 Sections

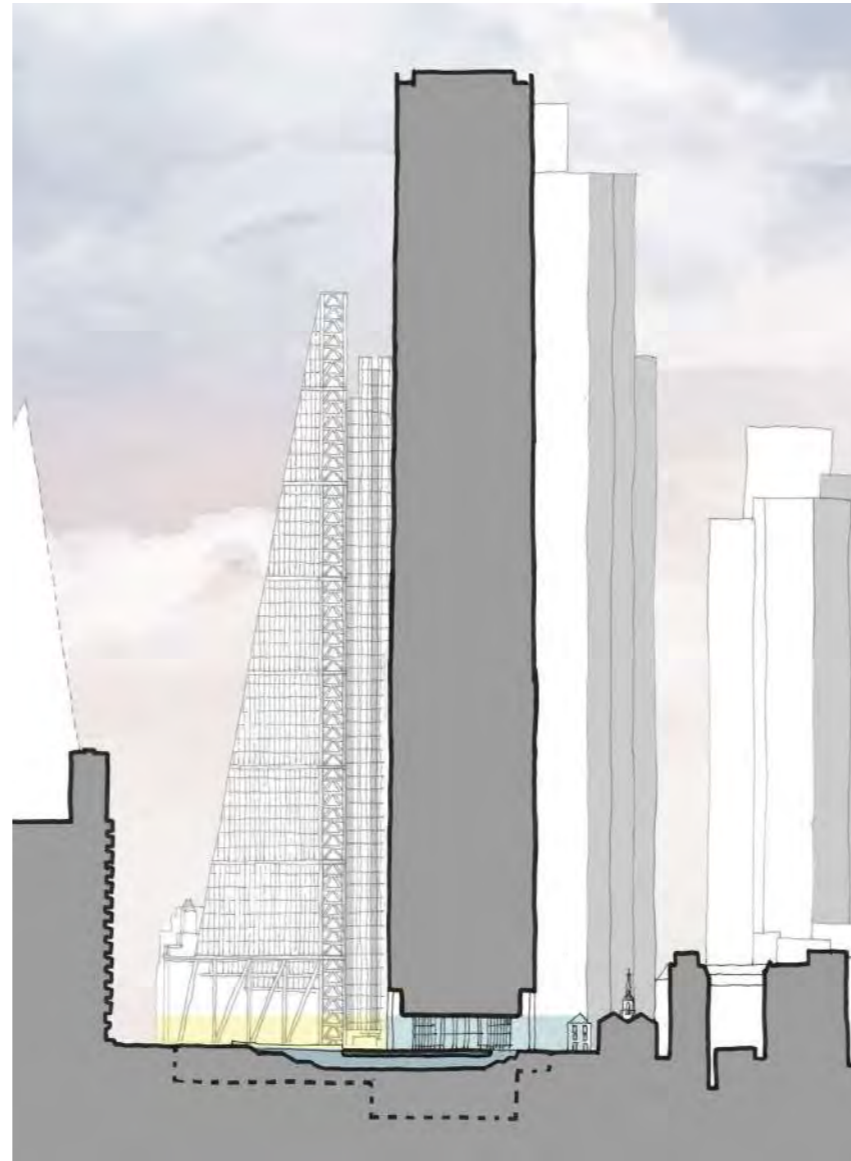
2.4.2 North-South Relationship with St Helen's Square

These sections illustrate how the 2019 consented scheme expands the size and connectivity of street-level public open space without encroaching onto or over St Helen's Square. In contrast, the 2023 application proposals result in a significant loss of public open space and negative impacts on existing amenities by encroaching into and projecting over St Helen's Square, which diminishes the area's attractiveness and appeal.



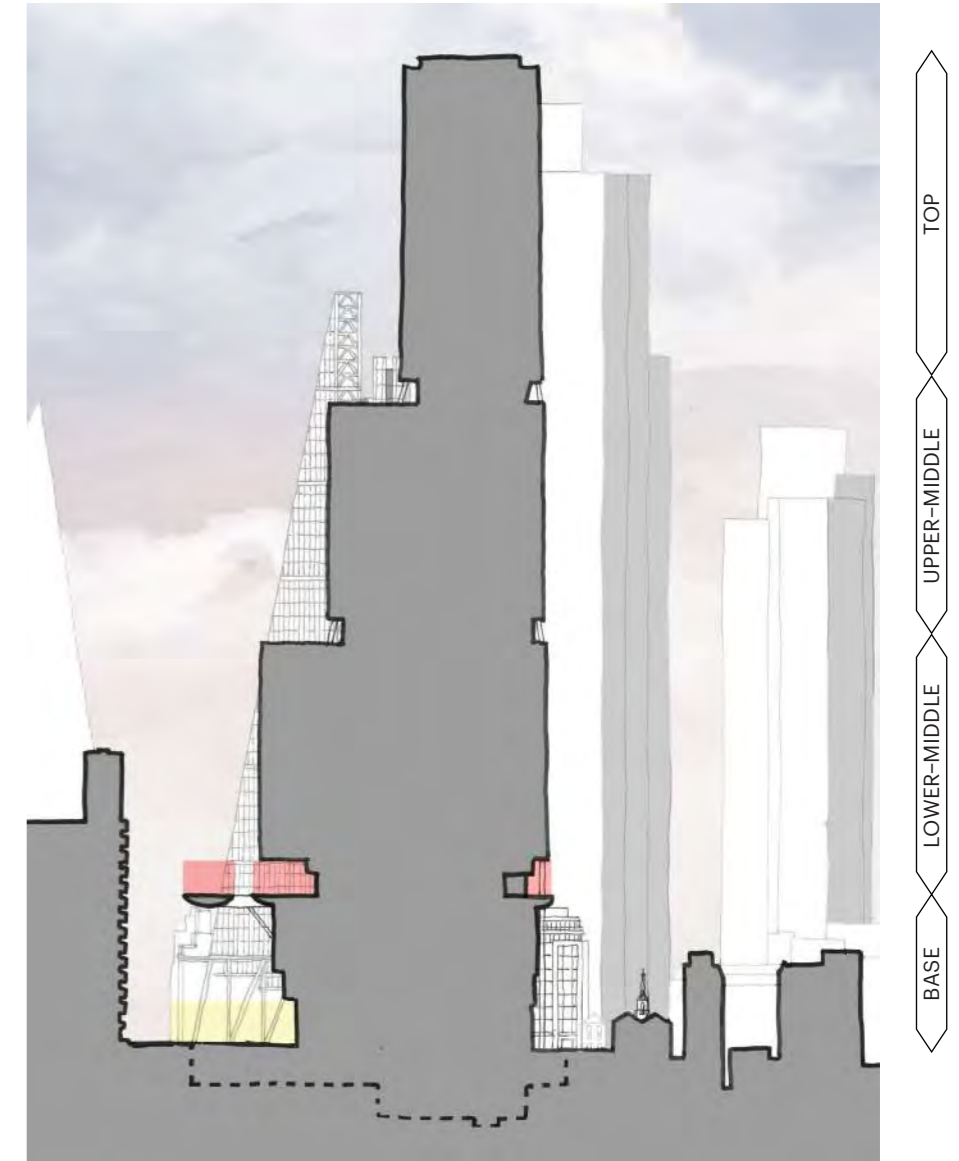
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

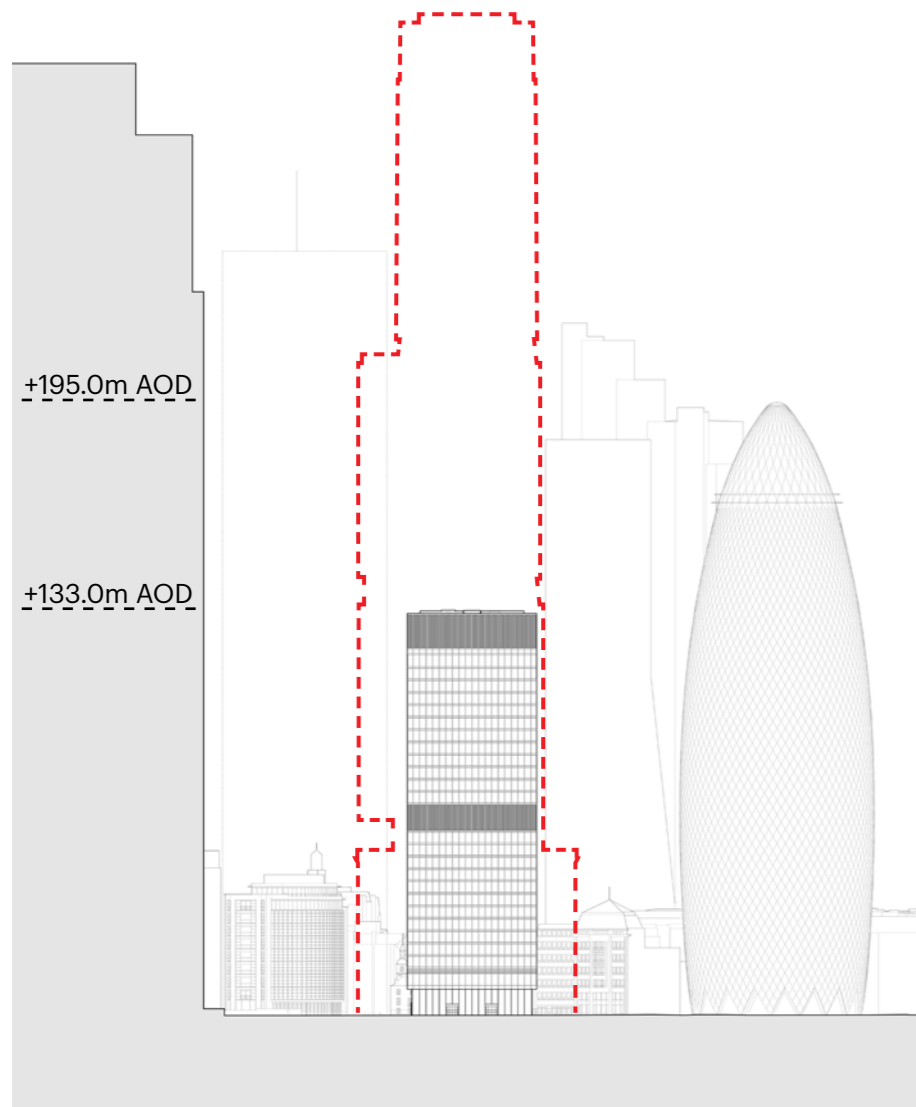
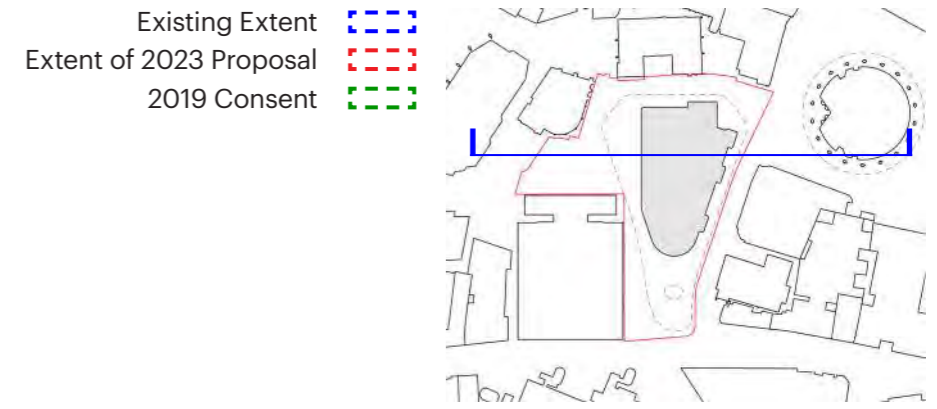
- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.



2023 Application

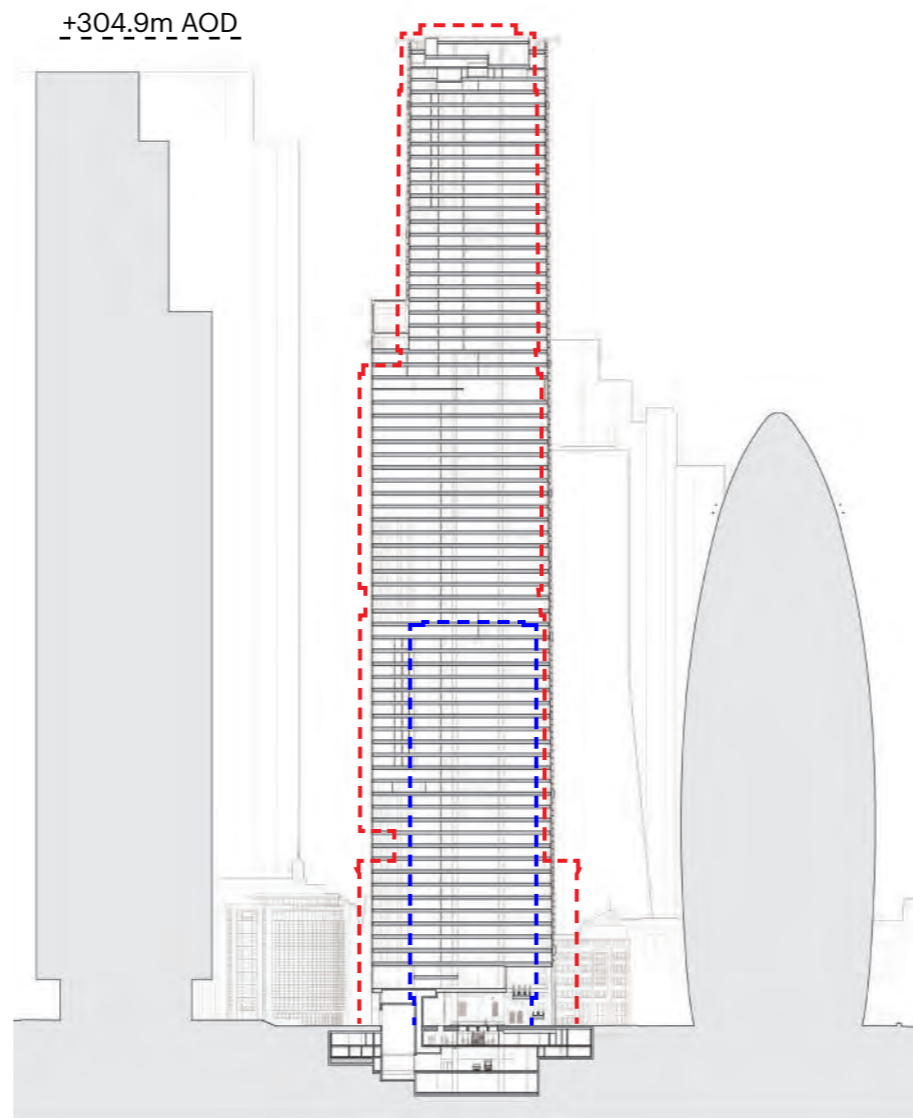
- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

2.4 Sections
2.4.3 East-West



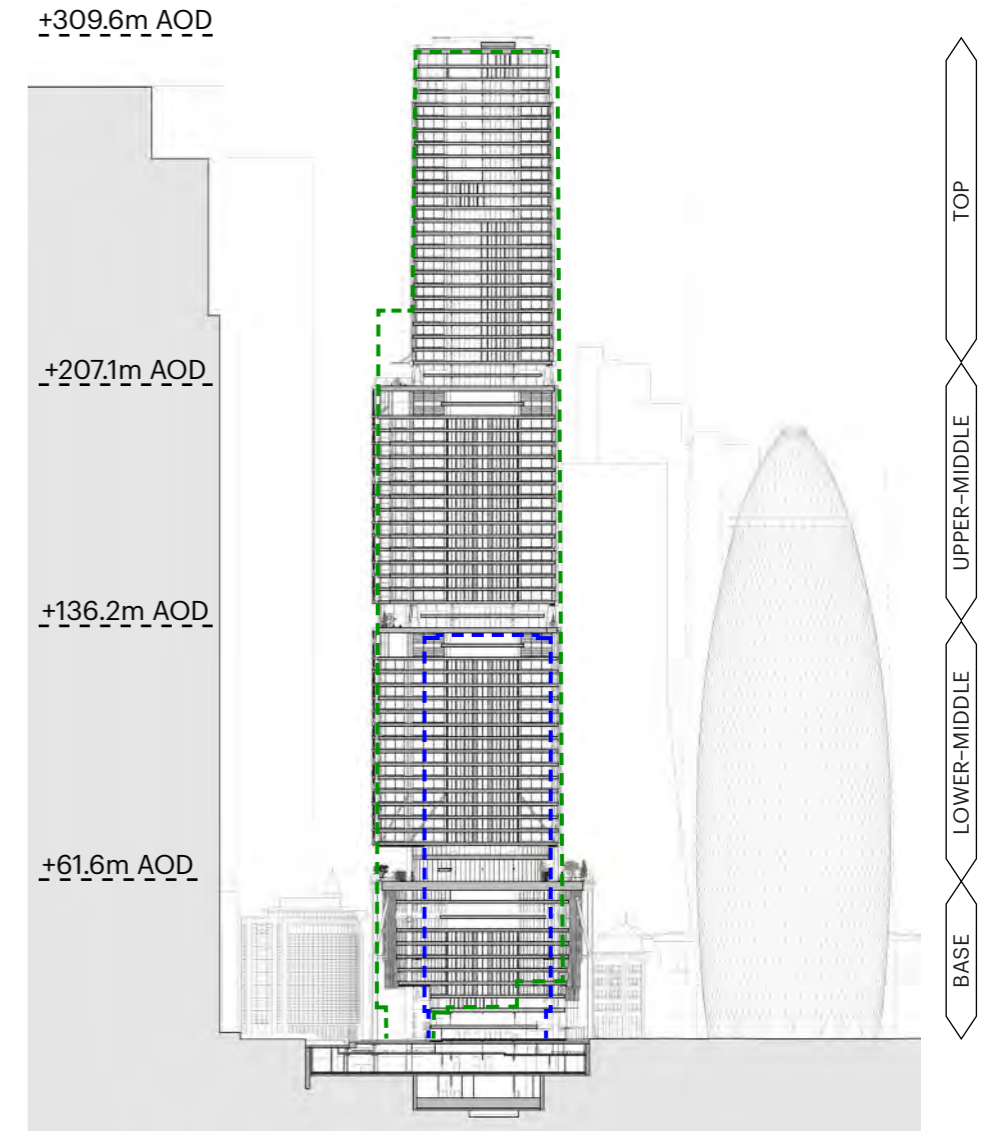
Existing

- Existing sections not submitted
- Aviva Building provides visual link from St Helen's Square to St Helen's Church Bishopsgate through glazed lobby.



2019 Consent

- Undercroft provides additional public realm and improves connections between St Helen's Church Bishopsgate and St Helen's Square.
- Undercroft reinstates the historic link between St Helen's Church Bishopsgate and St Andrew Undershaft Church.

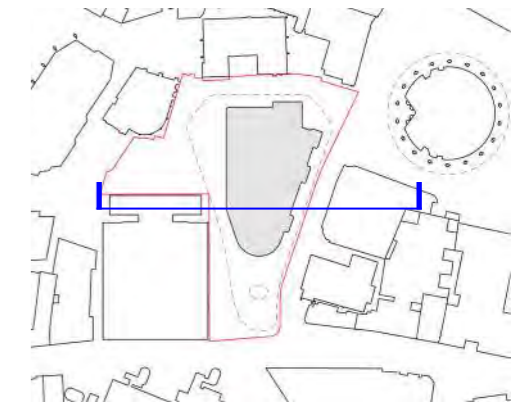


2023 Application

- Enlarged and relocated footprint severs links between St Helen's Square / Leadenhall Plaza and St Helen's Church Bishopsgate / The Gherkin.

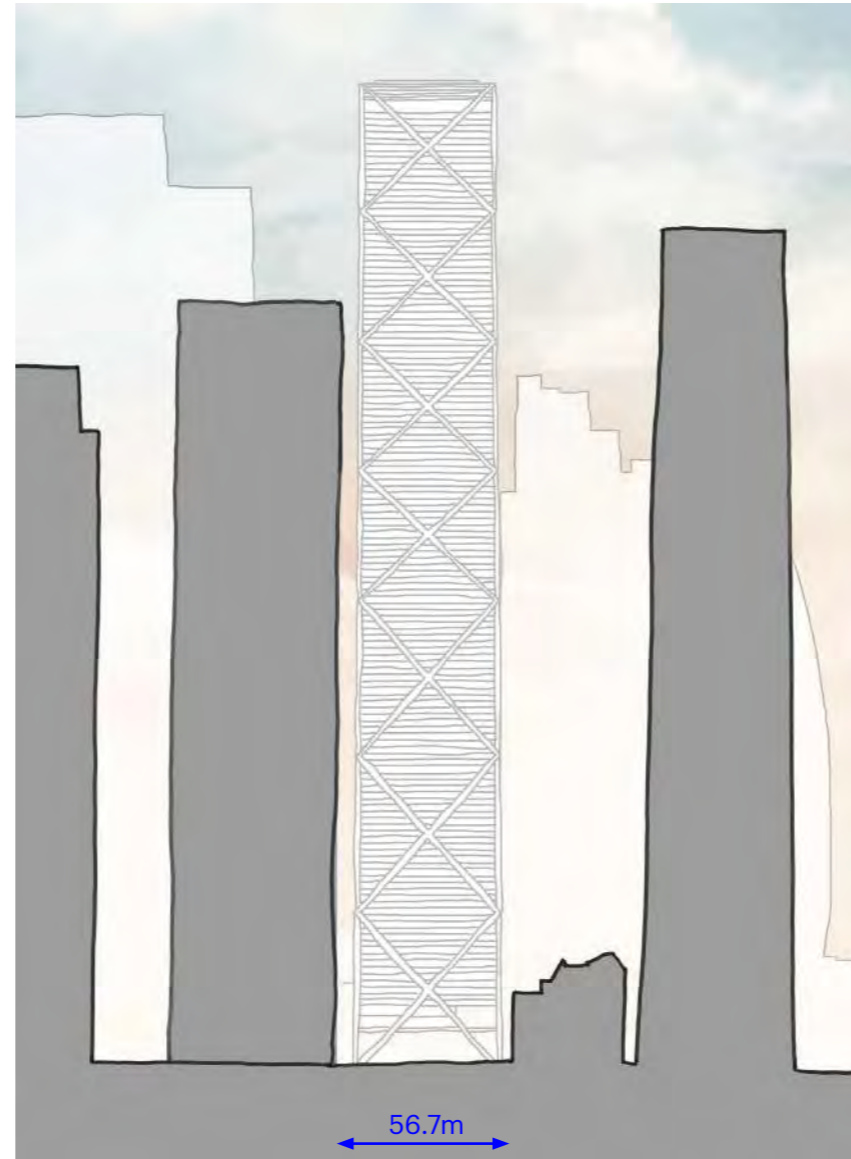
2.4 Sections

2.4.4 East-West Relationship with St Helen's Square



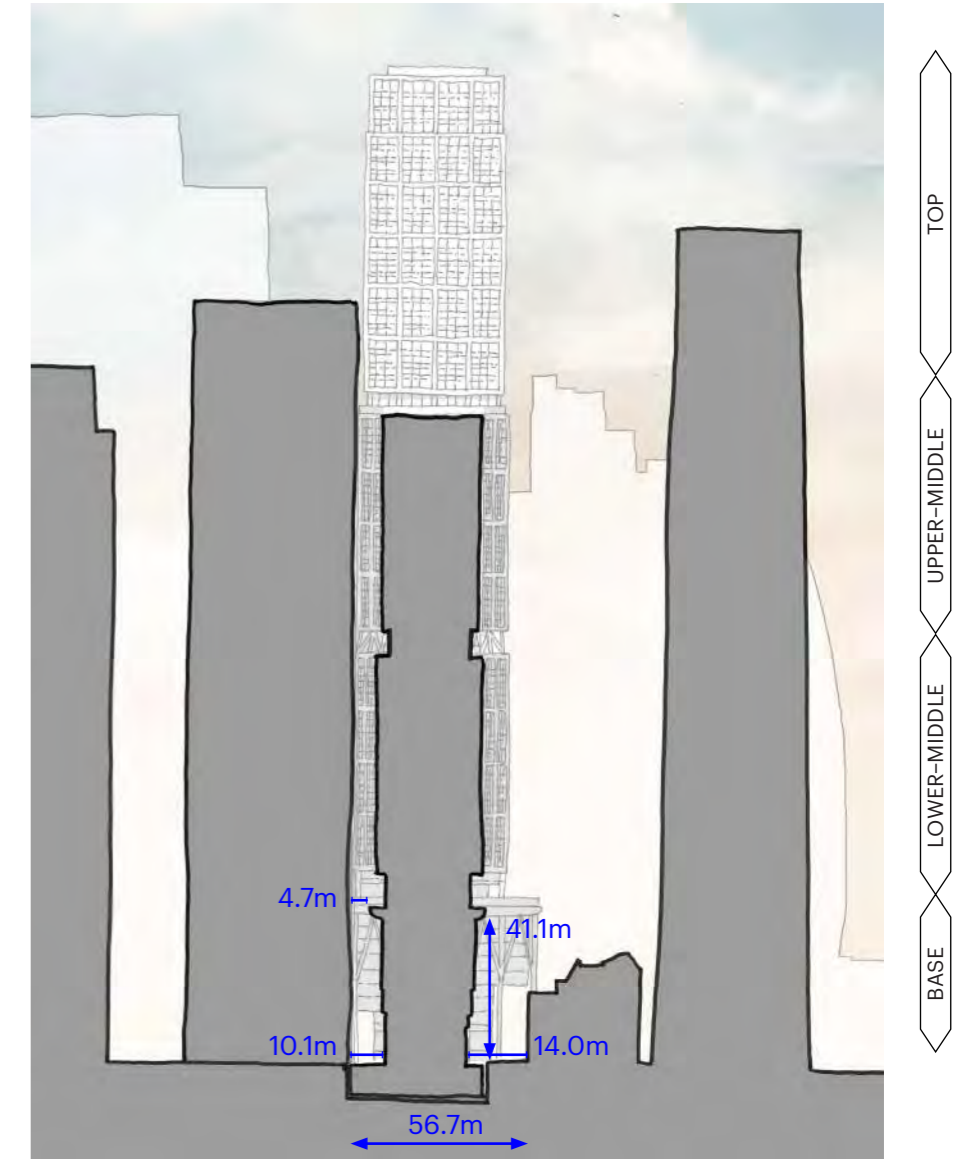
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.



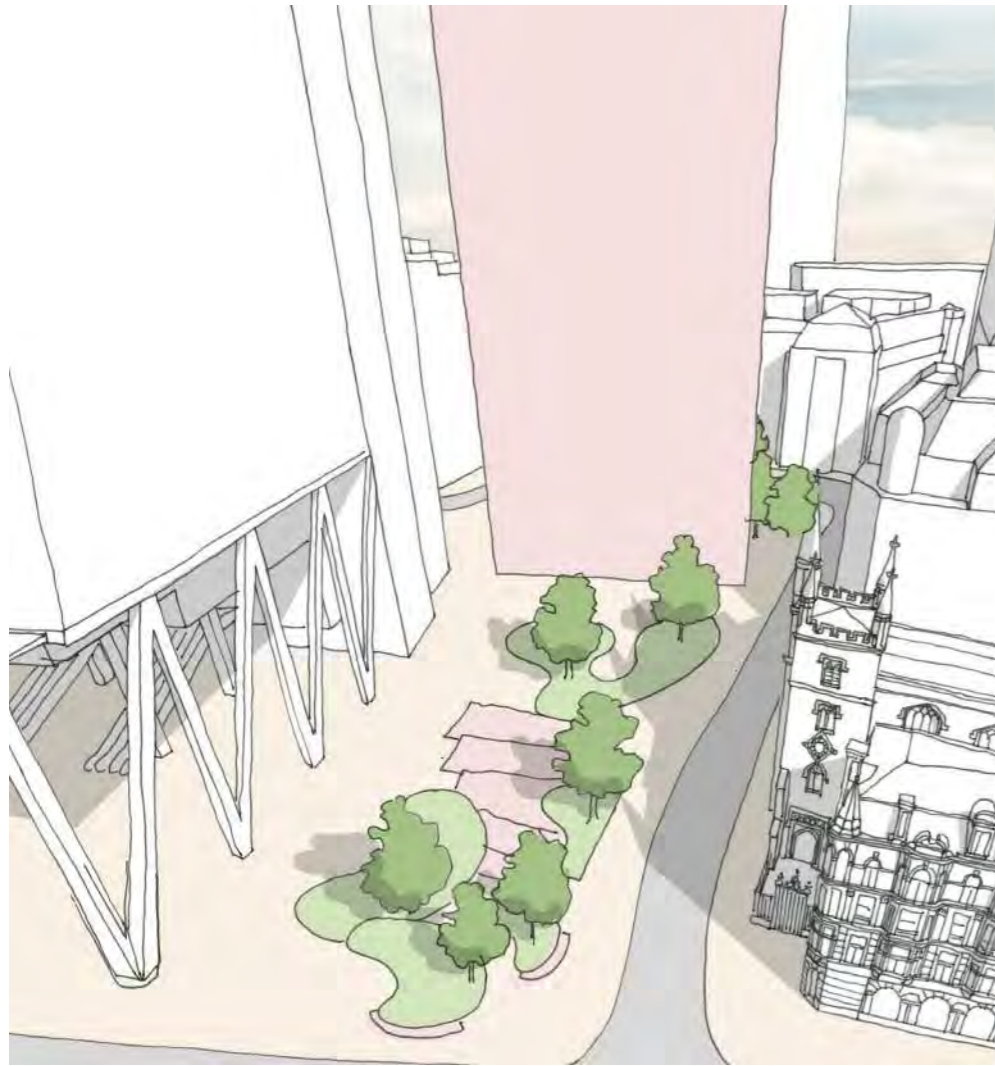
2023 Application

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.0 Architectural Analysis

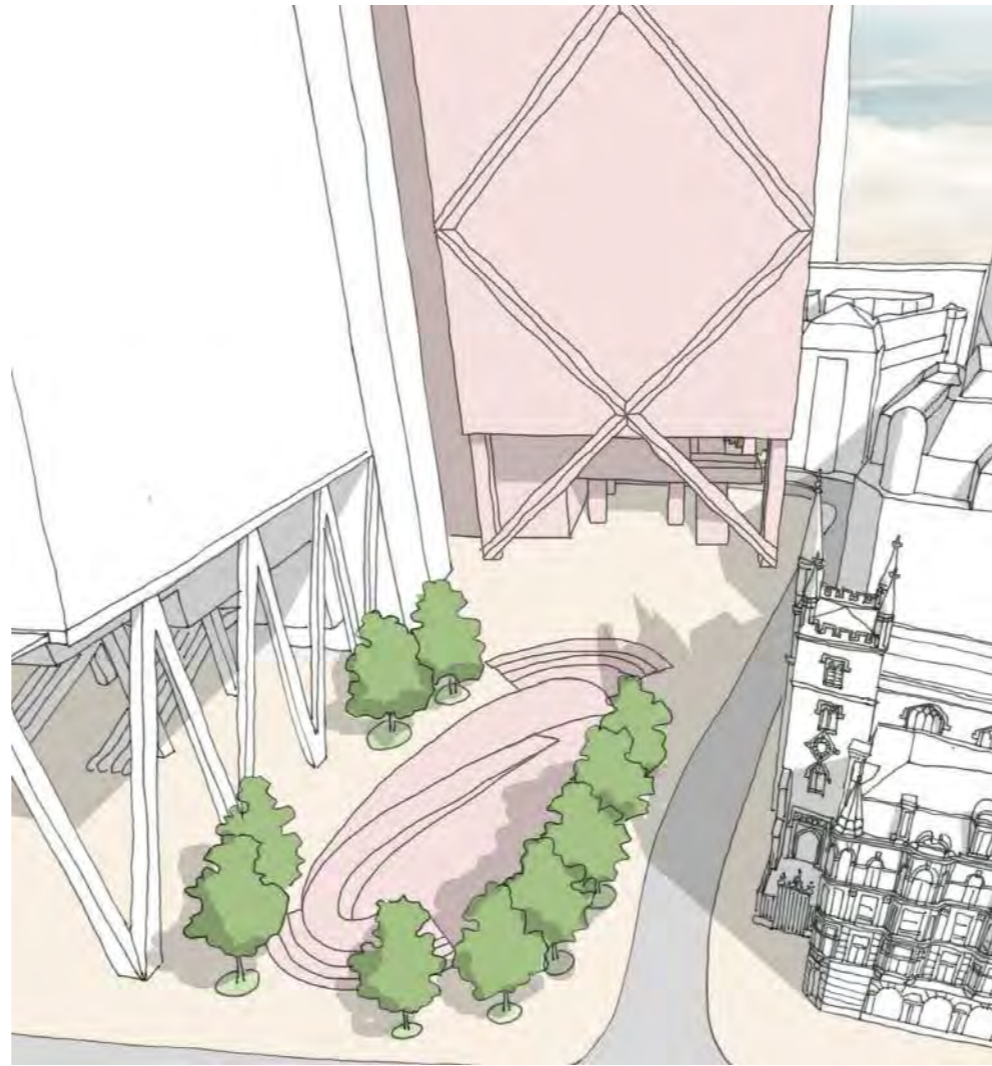
3.1 Relationship with St Helen's Square

Aerial perspective sketches looking north across St Helen's Square.



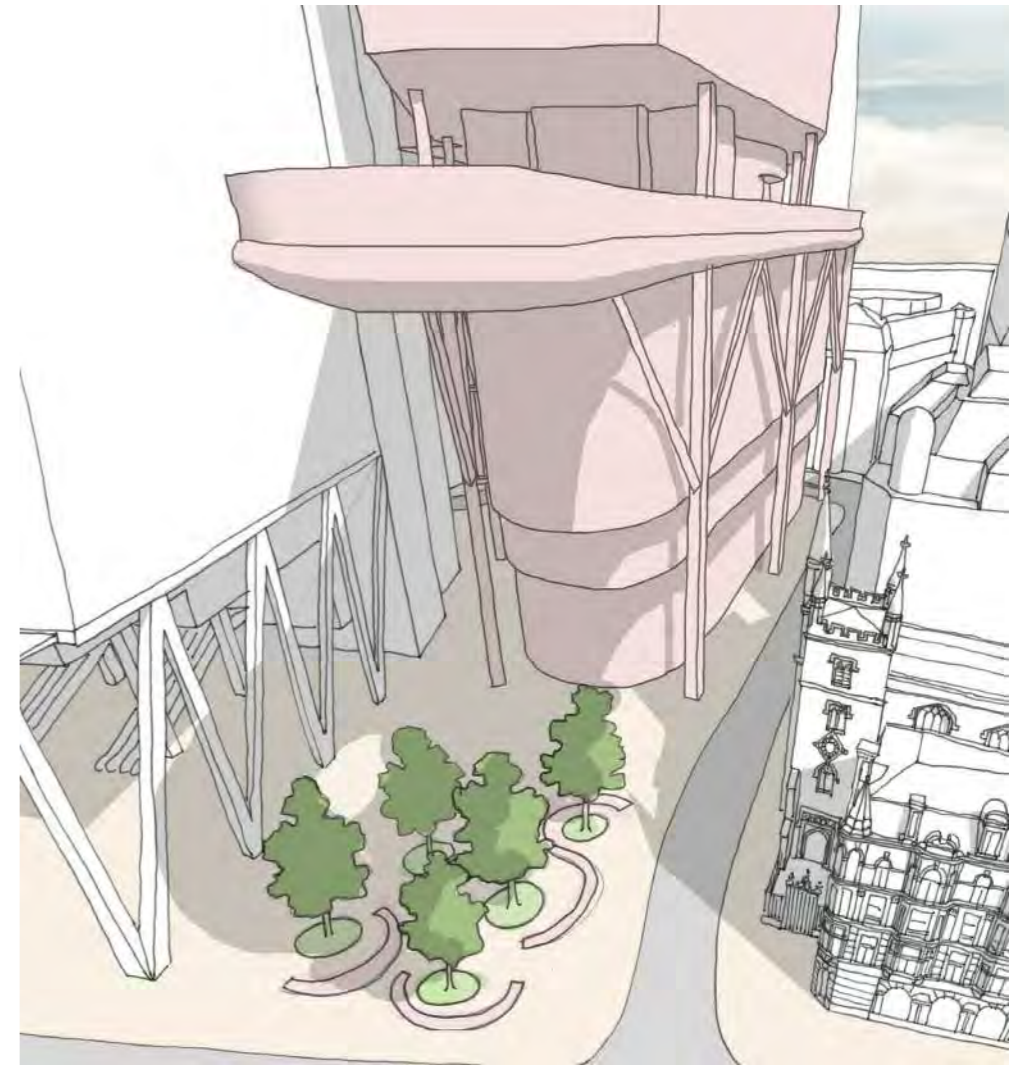
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

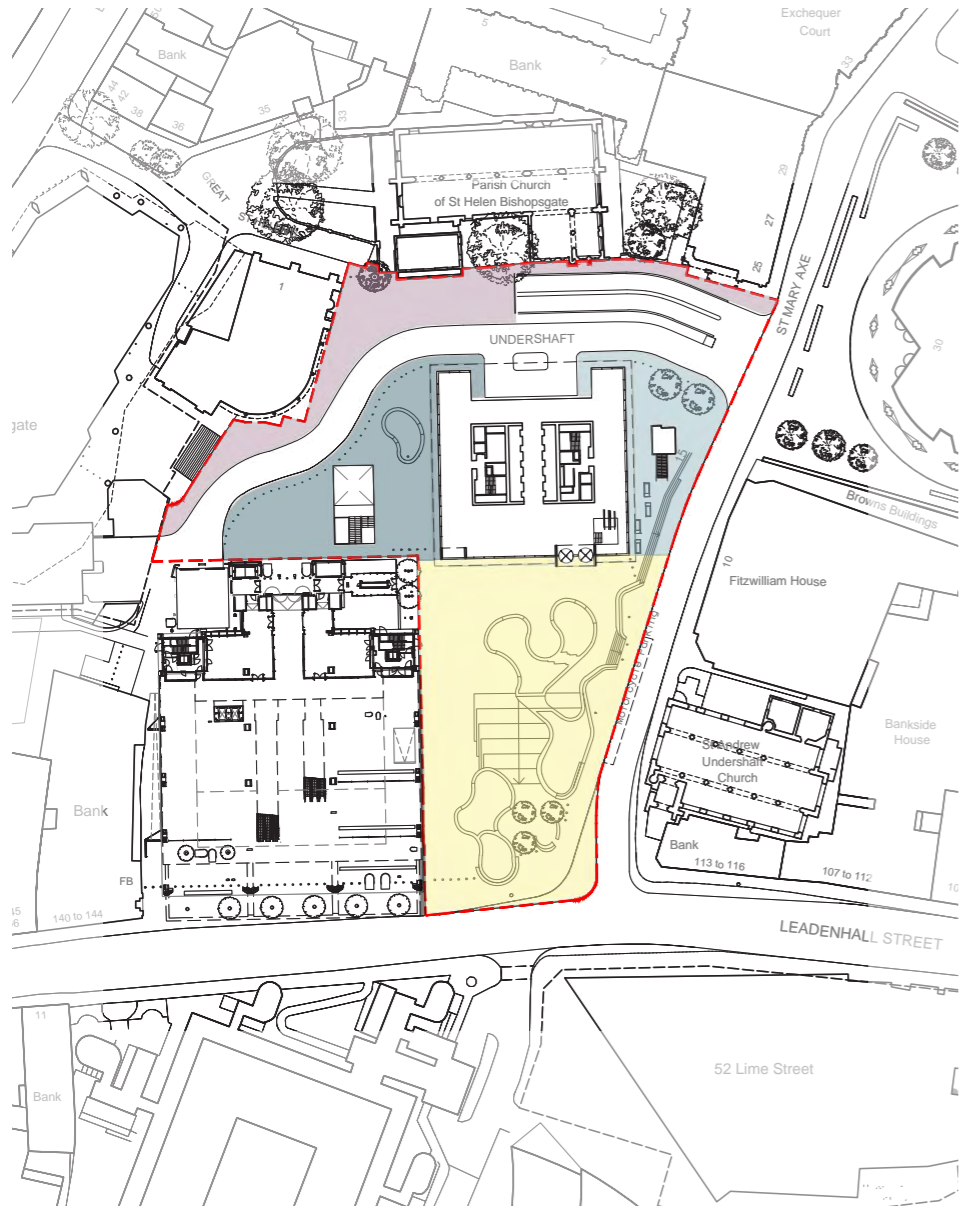
- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.
- By lifting upward to create a generous undercroft, the base integrates well with the street frontage of adjacent buildings and reveals the connection between St Helen's Church / Square, and St Andrew Undershaft Church, enhancing the pedestrian experience of the public realm in the heart of the City Cluster (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- The base of the building fails to adequately frame the public realm and streetscape. The significant reduction in size of St Helen's Square and overshadowing by the projecting podium and middle massing cause significant harm to the quality of public realm and pedestrian experience (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).

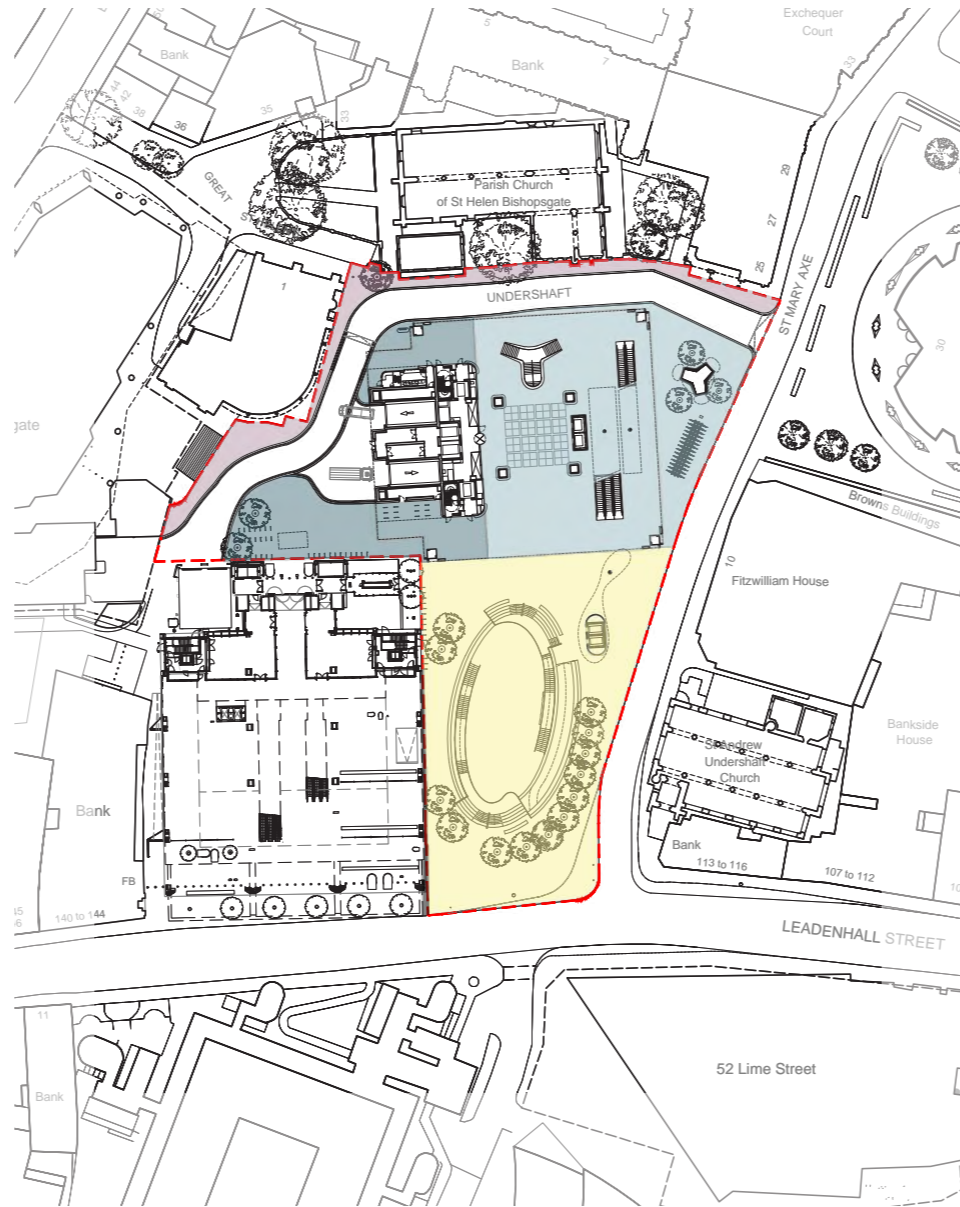
3.2 Street Level Public Open Spaces: Characterisation & Size



Existing

Total public realm: 4,505 m²

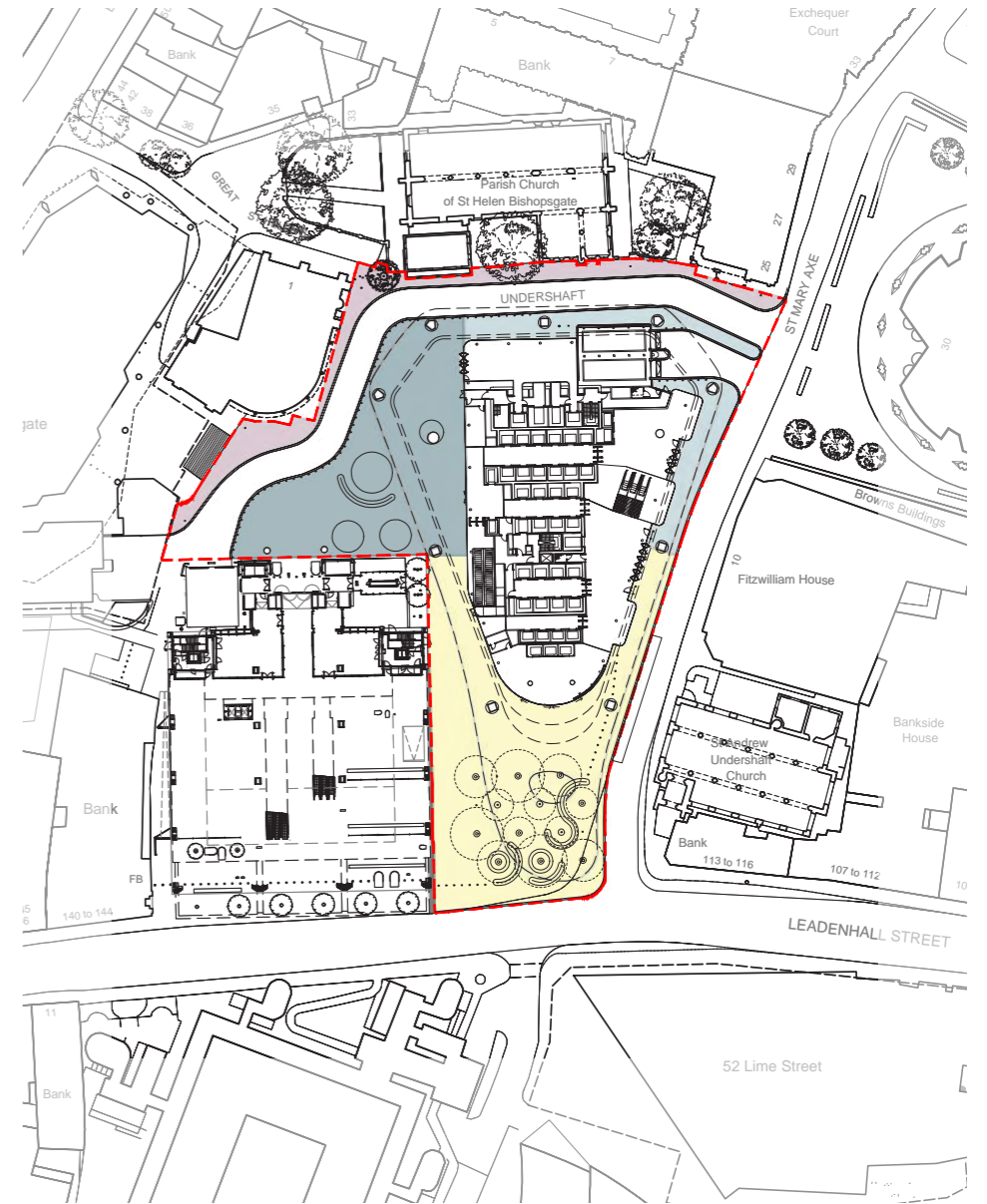
- St Helen's Square: 2,433 m²
- Undershaft West: 850 m²
- Undershaft East: 505 m²
- Undershaft North: 717 m²



2019 Consent

Total public realm: 5,361 m² (+856) (+19.0%)

- St Helen's Square: 2,438 m² (+5) (+0.2%)
- Undershaft West: 713 m² (-137) (-16.1%)
- Undershaft East: 1,818 m² (+1,313) (+260.0%)
- Undershaft North: 392 m² (-325) (-45.3%)

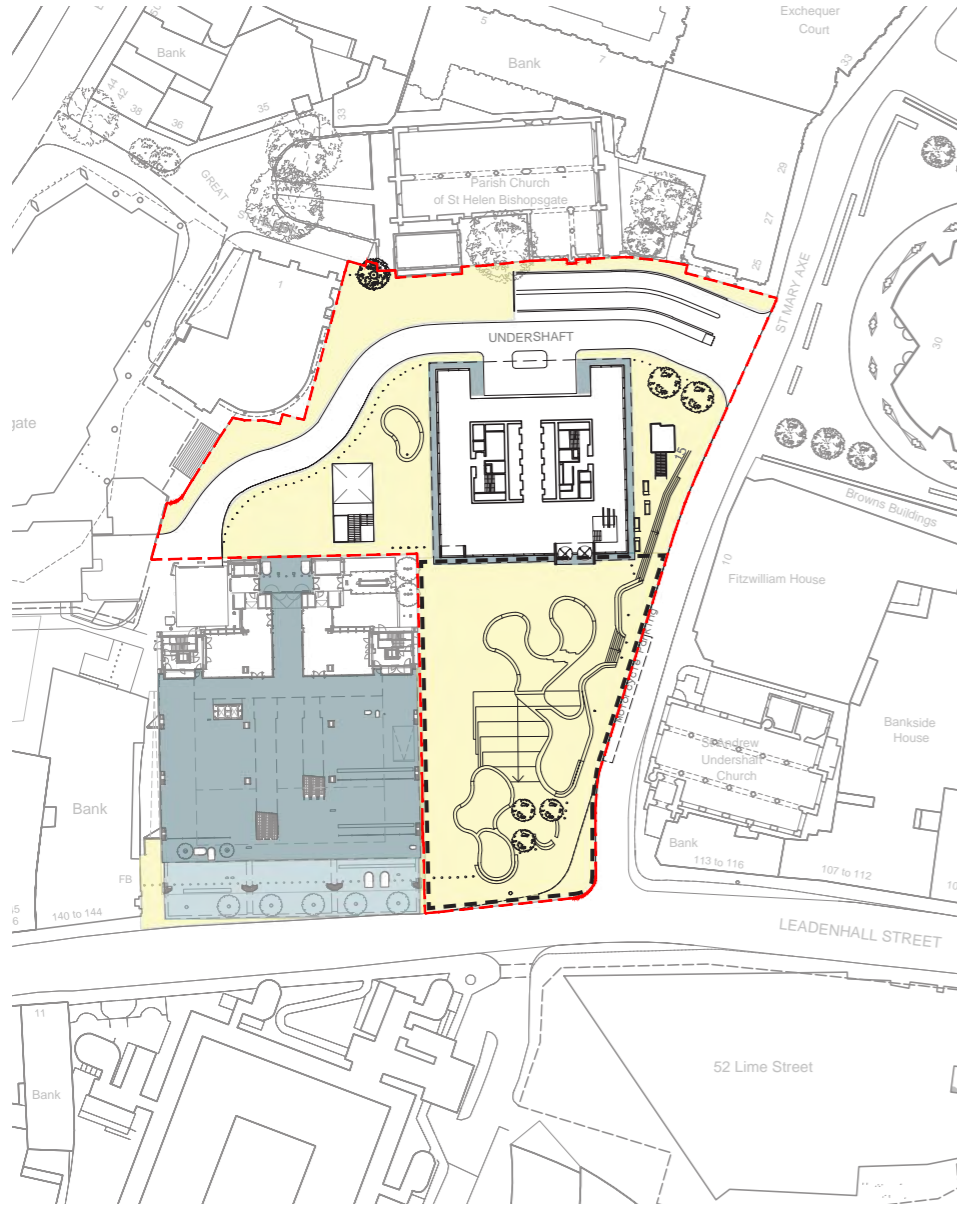


2023 Application

Total public realm: 3,770 m² (-735) (-16.3%)

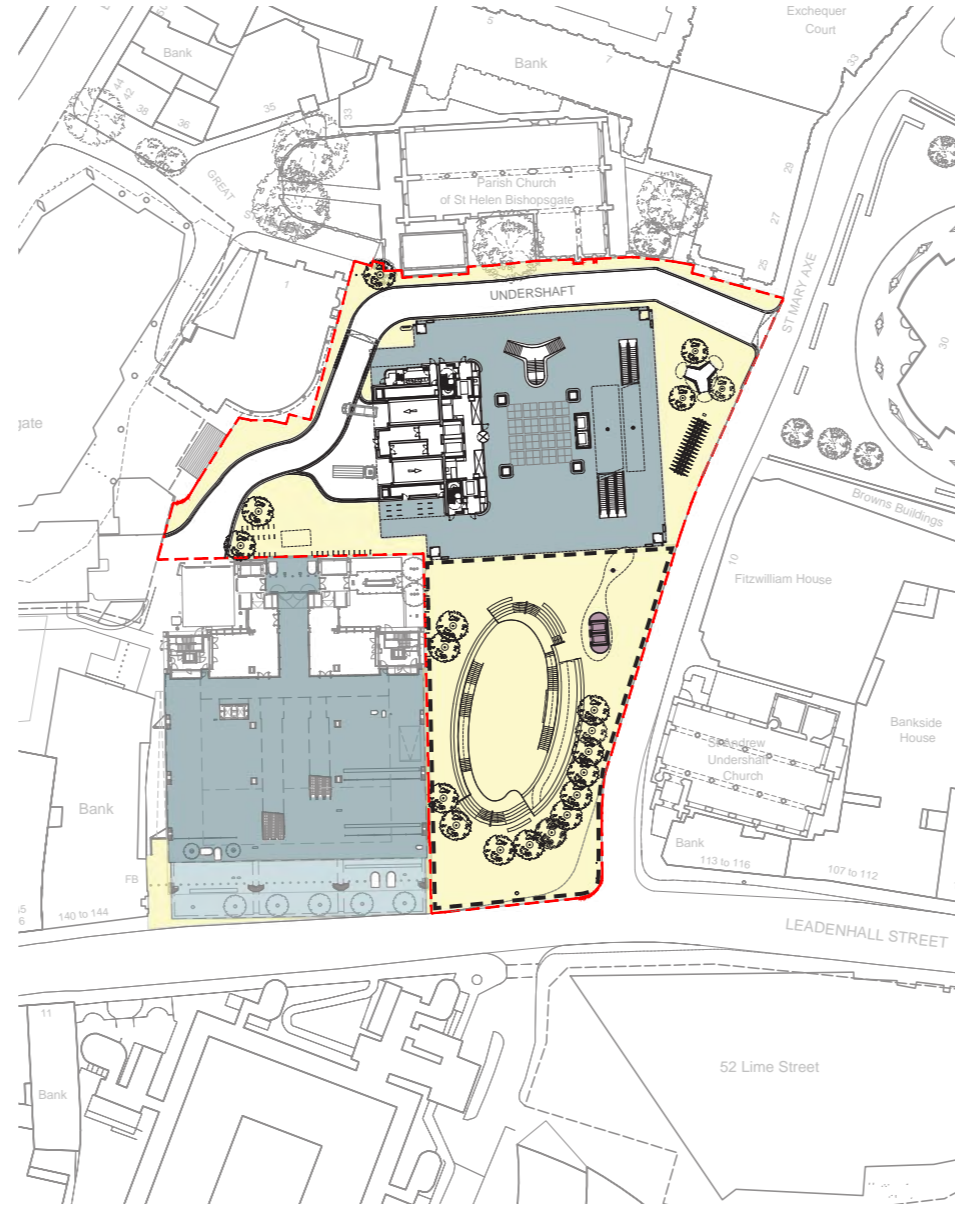
- St Helen's Square: 1,723 m² (-710) (-29.2%)
- Undershaft West: 1,199 m² (+349) (+41.1%)
- Undershaft East: 413 m² (-92) (-18.2%)
- Undershaft North: 435 m² (-282) (-39.3%)

3.3 Street Level Public Open Spaces: Loss of Visible Sky



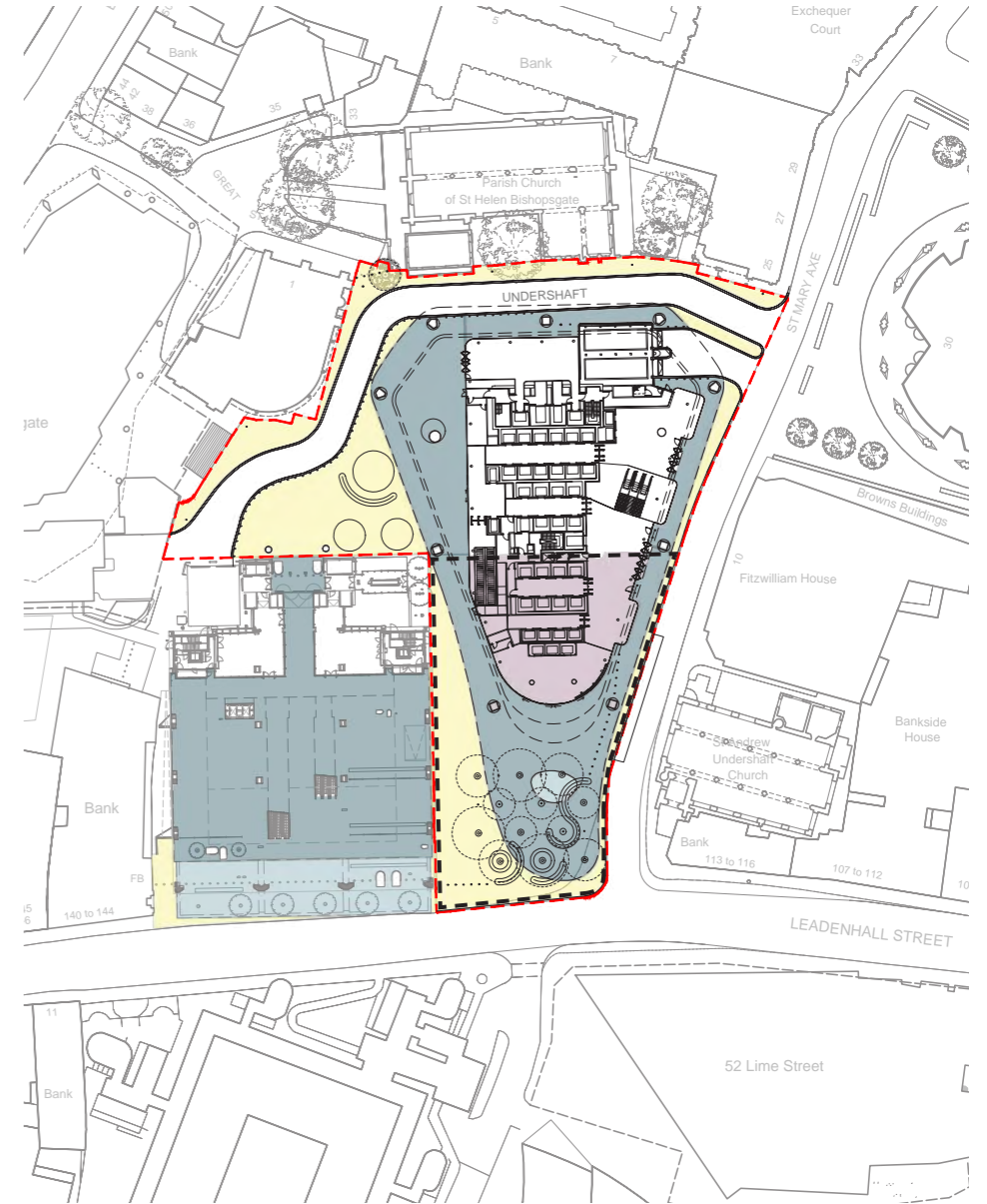
Existing

- Total public realm: 4,505 m²
- St Helen's Square public realm: 2,433 m² of which:
 - View of sky: 2,388 m²
 - Sky blocked by canopy / undercroft: 45 m²



2019 Consent

- Total public realm: 5,361 m² (+856) (+19.0%)
- St Helen's Square public realm: 2,438 m² (+5) of which:
 - View of sky: 2,438 m² (+50) (+2.1%)
 - Sky blocked by canopy / undercroft: 960 m²
 - Proposed internal footprint: 25 m² (exc. from public realm)



2023 Application

- Total public realm: 3,770 m² (-735) (-16.3%)
- St Helen's Square public realm: 1,723 m² (-710) (-29.2%) of which:
 - View of sky: 723 m² (-1,665) (-69.7%)
 - View of sky through glass canopy: 40 m²
 - Sky blocked by canopy / undercroft: 960 m²
 - Proposed internal footprint: 721 m² (exc. from public realm)

3.4 Street Level Public Open Space: Area Analysis

The below schedule compares the existing, 2019 consent, and 2023 application in respect of the total area of public realm categorised by space, view of sky, and loss of area to the built area of the 1 Undershaft proposals.

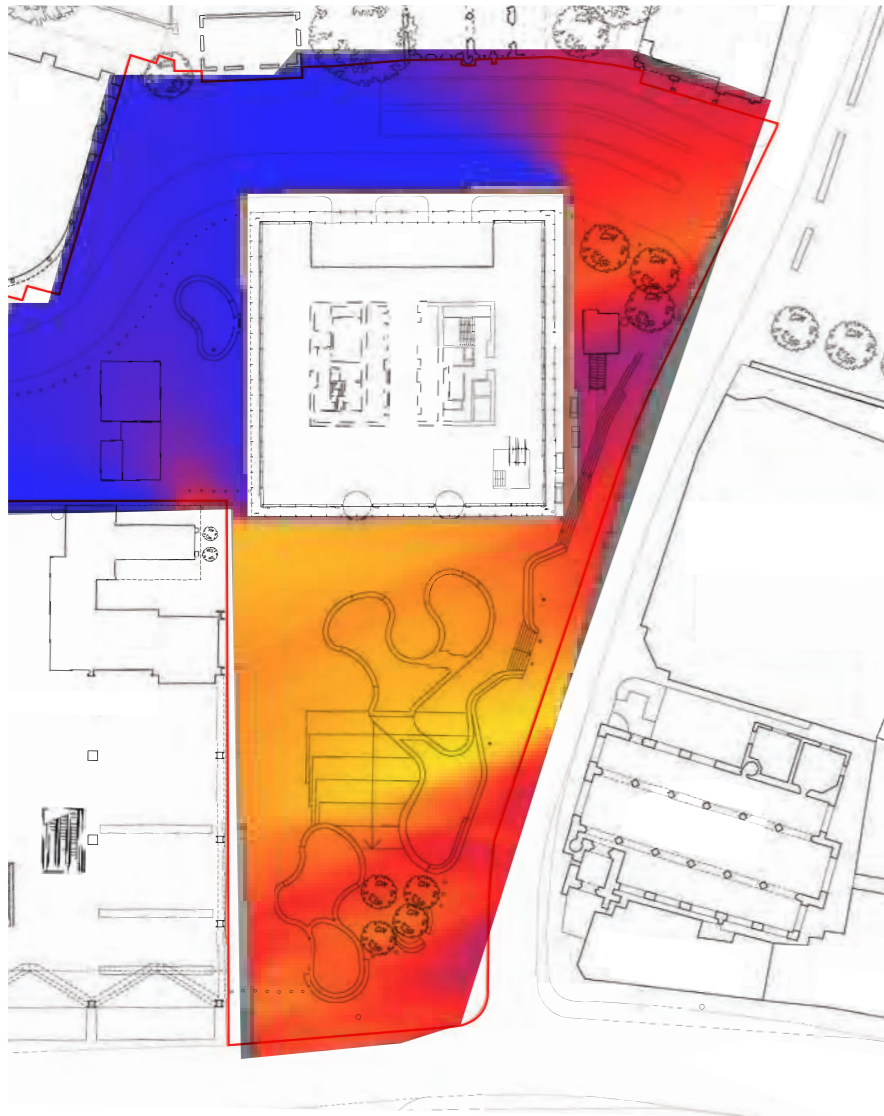
Location	Existing		2019 Consent		2023 Application					
	Area m ²	Area m ²	Variance vs existing		Area m ²	Variance vs existing		Variance vs 2016		
			m ²	%		m ²	%	m ²	%	
1 Undershaft Built Area										
Total GIA (all levels)	49,093	149,100	+100,007	+203.7%	180,366	+131,273	+267.4%	+31,266	+21.0%	
■ Ground floor public realm lost to GEA	-	-25	-25	-	-721	-721	-	-696	-	
Public Realm (by space)										
■ St Helen's Square	2,433	2,438	+5	+0.2%	1,723	-710	-29.2%	-715	-29.3%	
■ Undershaft West	850	713	-137	-16.1%	1,199	+349	+41.1%	+486	+68.2%	
■ Undershaft East	505	1,818	+1,313	+260.0%	413	-92	-18.2%	-1,405	-77.3%	
■ Undershaft North	717	392	-325	-45.3%	435	-282	-39.3%	+43	+11.0%	
Total	4,505	5,361	+856	+19.0%	3,770	-735	-16.3%	-1,591	-29.7%	
Public Realm (by view of sky)										
■ View of sky	4,325	3,726	-599	-13.8%	1,888	-2,437	-56.3%	-1,838	-49.3%	
■ View of sky through glass canopy	-	-	-	-	40	+40	-	+40	-	
■ Sky blocked by canopy / undercroft	180	1,635	+1,455	+808.3%	1,842	+1,662	+923.3%	+207	+12.7%	
Total	4,505	5,361	+856	+19.0%	3,770	-735	-16.3%	-1,591	-29.7%	
St Helens Square (by view of sky)										
■ View of sky	2,388	2,438	+50	+2.1%	723	-1,665	-69.7%	-1,715	-70.3%	
■ View of sky through glass canopy	-	-	-	-	40	+40	-	+40	-	
■ Sky blocked by canopy / undercroft	45	-	-45	-100.0%	960	+915	+2,033.3%	+960	-	
Total	2,433	2,438	+5	+0.2%	1,723	-710	-29.2%	-715	-29.3%	

3.5 Sunlight & Overshadowing

Total sunlight hours:

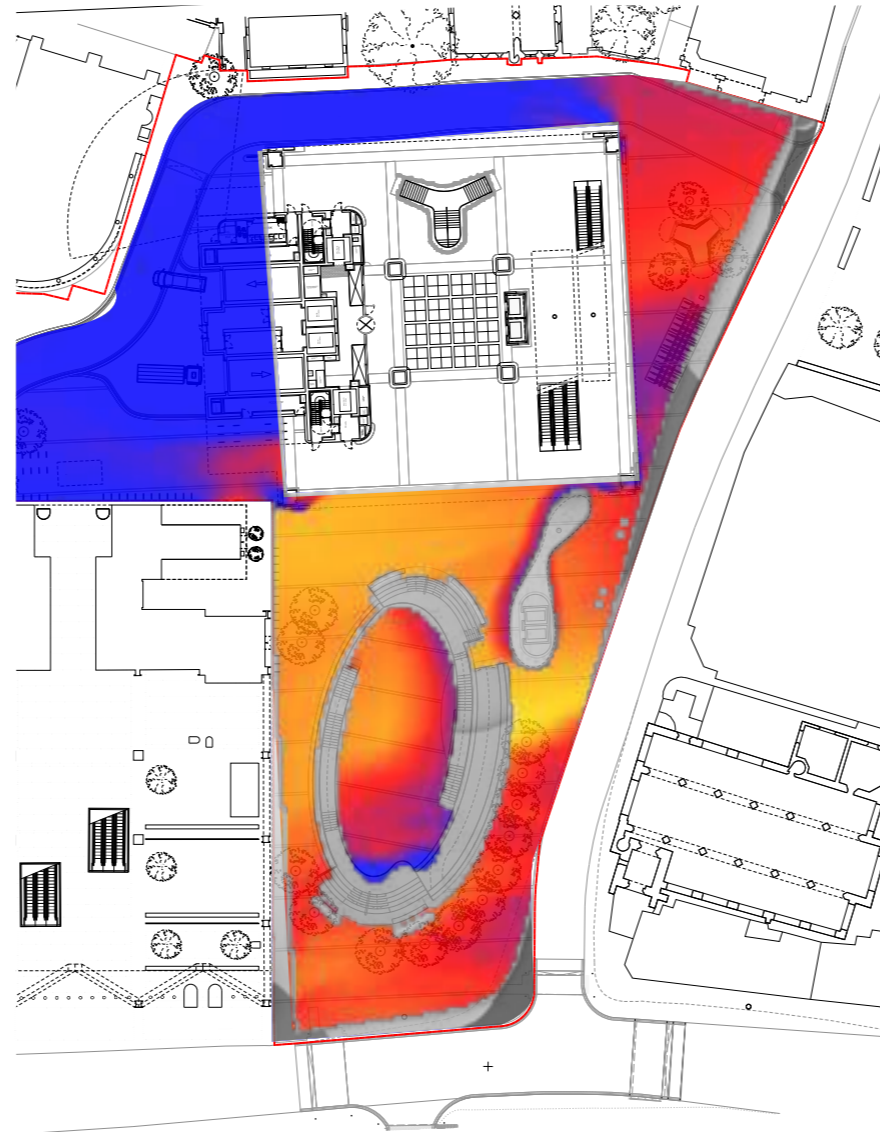


Comparison of total sunlight hours to public realm between 1 Undershaft proposals, combining information from 2023 application and post-submission consultation, with results shown at 21st June for all three proposals. The 2023 proposal will notably diminish direct sunlight to St Helen's Square, adversely affecting outdoor activities and plant growth, in contradiction with BRE guidelines emphasizing the importance of natural light for outdoor spaces' ambiance and functionality.



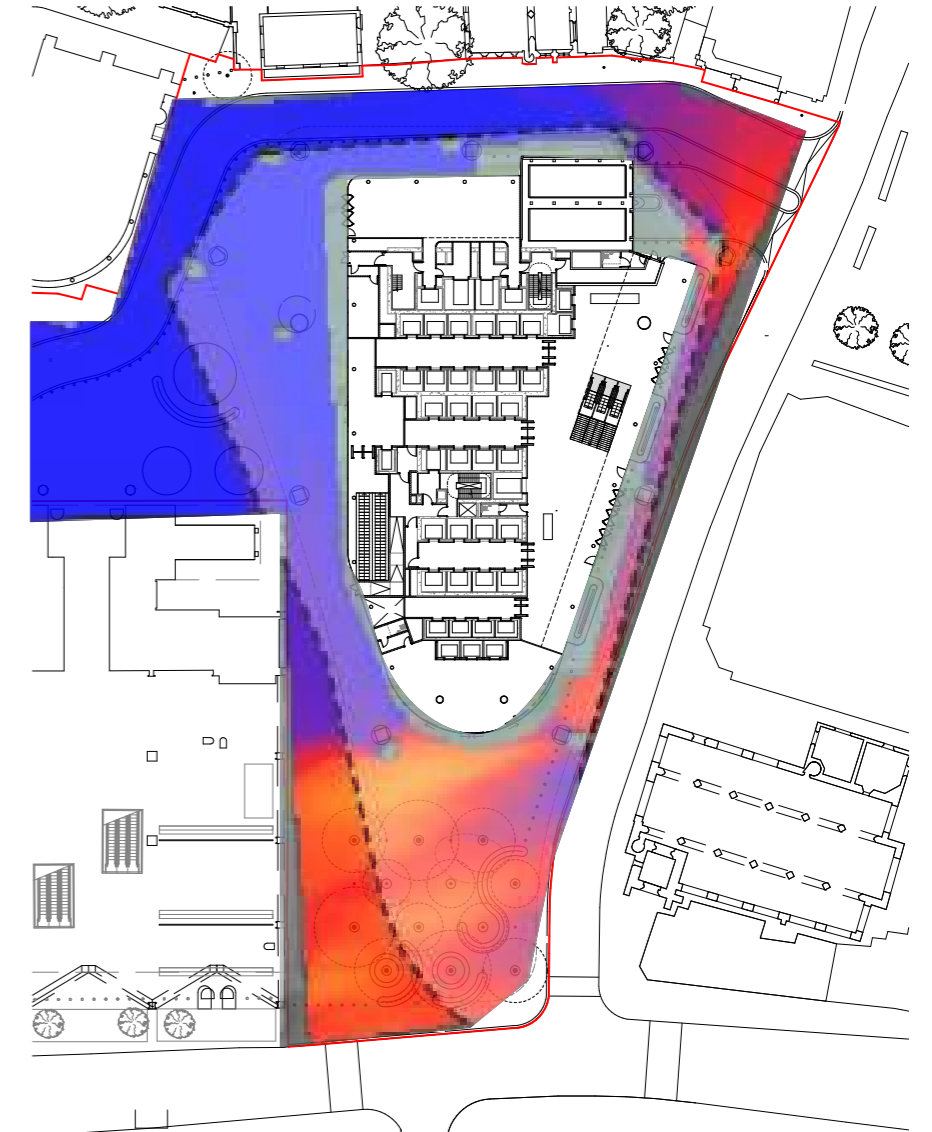
Existing

- Analysis adopted from 2023 application.
- Massing of Aviva Building is set entirely north of St Helen's Square and has little impact on sunlighting.
- The centre of the square receives 6+ hours of sunlight on June 21st, with areas of the periphery averaging 3+ hours.



2019 Consent

- Analysis adopted from GIA overshadowing assessment received 22 April 2024 as part of post-submission applicant consultation (see 1.1).
- GIA's analysis does not include the proposed undercroft which increases the street level public realm by 856m², and would benefit from a significant increase in sunlight hours compared to the existing scenario, particularly to the south and east of the undercroft.
- Parts of the square still receive 6+ hours of sunlight on June 21st, while areas of the periphery average 3+ hours.



2023 Application

- Analysis adopted from 2023 application.
- Increased massing of the lower and middle portions of 1 Undershaft, in addition to the L11 canopy, creates significant overshadowing in St Helen's Square.
- The centre of the square receives only approximately 3 hours of sunlight on June 21st, with areas of the periphery dropping to less than 3 hours or no direct sunlight at all.
- When compared to the existing situation, there is a clear and harmful reduction to the sunlight received, resulting in a detrimental impact to the quality of amenity in the public space.

3.6 St Helen's Square: Sky View

3.6.1 with Existing Context

Existing view of sky from St Helen's Square taken on 27 March 2024, with comparative overlay of 2019 consented scheme & 2023 application, highlighting the significant loss of sky to the existing public realm in the 2023 application compared to the 2019 consent and existing scenario.

3D models of the proposed buildings have been added in the form of non-verified views taken from the purchased 3D context model (2019 consent) and information provided by the Applicant's team (2023 application). Detail has been added to the 2019 consented massing model with reference to 2D drawings included in each planning application.

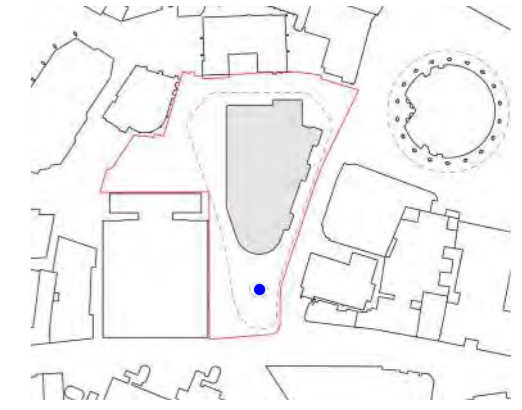


Photo Location •



Existing

- The area of St. Helen's Square measures 2,433 m², entirely exposed to the sky and elements.



2019 Consent

- All of St Helen's Square retained and open to the sky, maximizing sunlight and inviting pedestrians into an enhanced civic space with improved connectivity.



2023 Application

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.6 St Helen's Square: Sky View

3.6.2 with Consented 100 Leadenhall Street

Views as 3.6.1, including consented massing of 100 Leadenhall Street
(Planning Application Ref. No: [18/00152/FULEIA](#)).

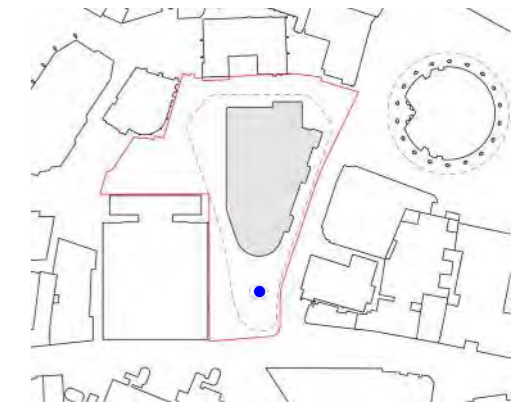


Photo Location •



Existing






2019 Consent

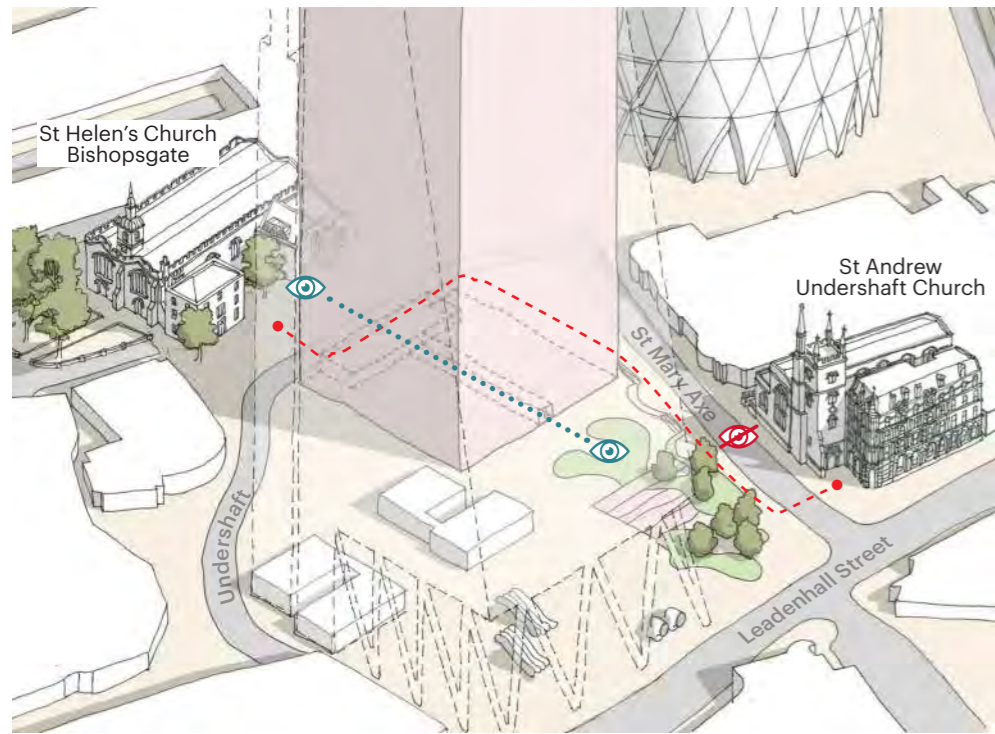


2023 Application




3.7 Loss of Link Between Historic Churches

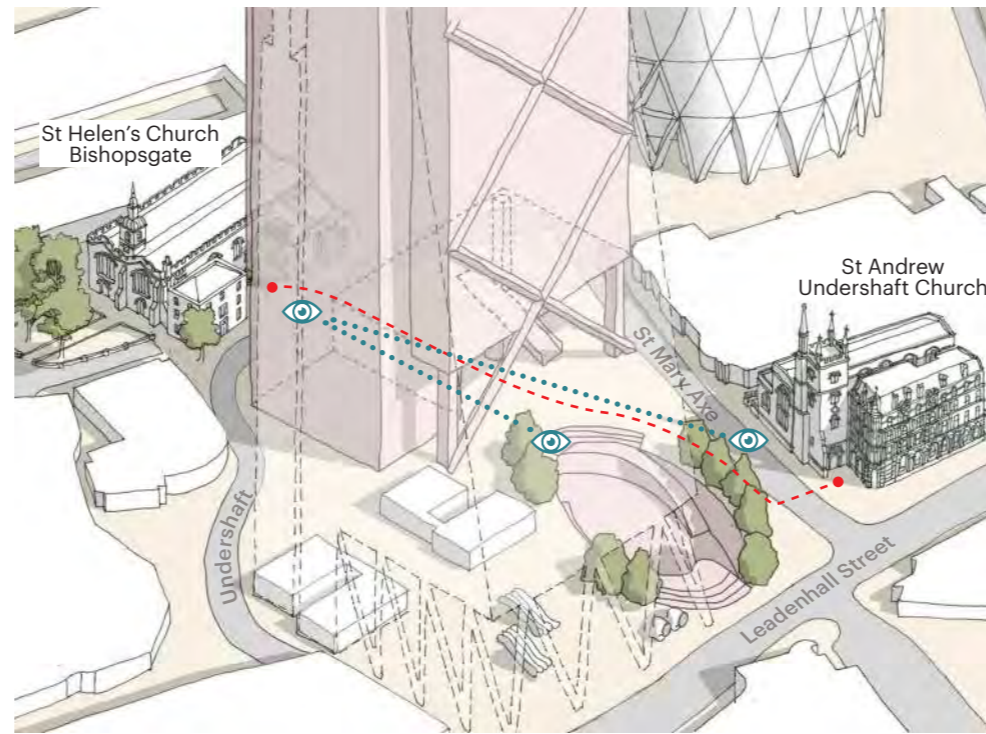
Pedestrian link between churches 
 Defined visual link 
 No visual link 

Aerial perspective sketches looking north-east across St Helen's Square, comparing physical and visual relationships across historic public realm.





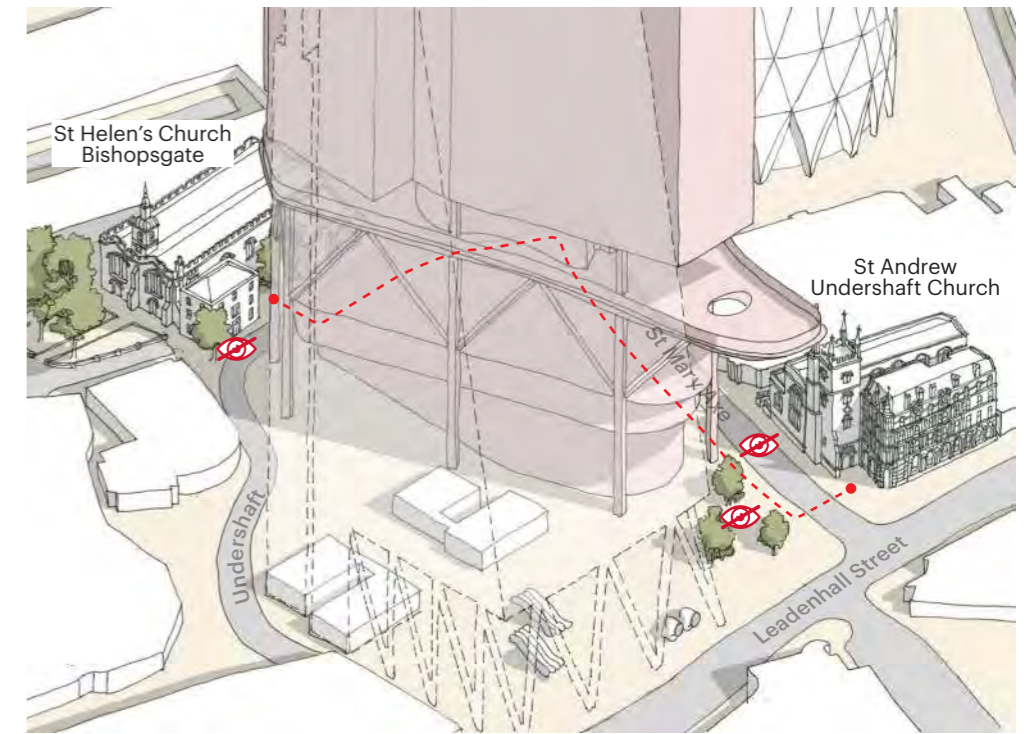
Existing

-  No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
-  No visual link between churches
-  Indirect visual link between St Helen's Church & Square through the glazed entrance lobby of 1 Undershaft






2019 Consent

-  Direct pedestrian route reinstated between churches via the public open space under 1 Undershaft
-  Direct visual link between churches & St Helen's Square through the public open space under 1 Undershaft



2023 Application

-  No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
-  No visual link between the churches
-  No visual link between St Helen's Church & Square

4.0 3D Views
4.1 Verified Views
4.1.1 Leadenhall Street / Billiter Street

Verified views taken from each planning application, and supplemented (where views were not included in applications) with purchased 3D context model (context placement and 2019 consent) and information provided by the Applicant's team (2023 application). Detail has been added to the 2019 consented massing model with reference to 2D drawings included in each planning application.



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.2 Leadenhall Street / Lloyd's Building



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.1 Verified Views
4.1.3 Lime Street / Willis Building



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.1 Verified Views

4.1.4 St Helen's Square / Leadenhall Plaza



Existing



2019 Consent

- View not included in 2019 consented application.
- Proposed undercroft and footprint of building above ground is out of the frame to the left (north) of the image.
- We have indicated where the proposed lower ground plaza is located.



2023 Application

4.1 Verified Views
4.1.5 Lime Street / Lloyds Building



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.6 Leadenhall Street / St Mary Axe



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.1 Verified Views
4.1.7 St Mary Axe / The Gherkin



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.8 Undershaft / St Helen's Church Bishopsgate



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.2 Non-Verified Views

4.2.1 St Helen's Square

Non-verified views produced using purchased 3D context model (context placement and 2019 consent) and information provided by the Applicant's team (2023 application). Where required, we have modelled various elements (2019 consent, landscaping) in more detail with reference to 2D drawings included in each planning application.



Existing

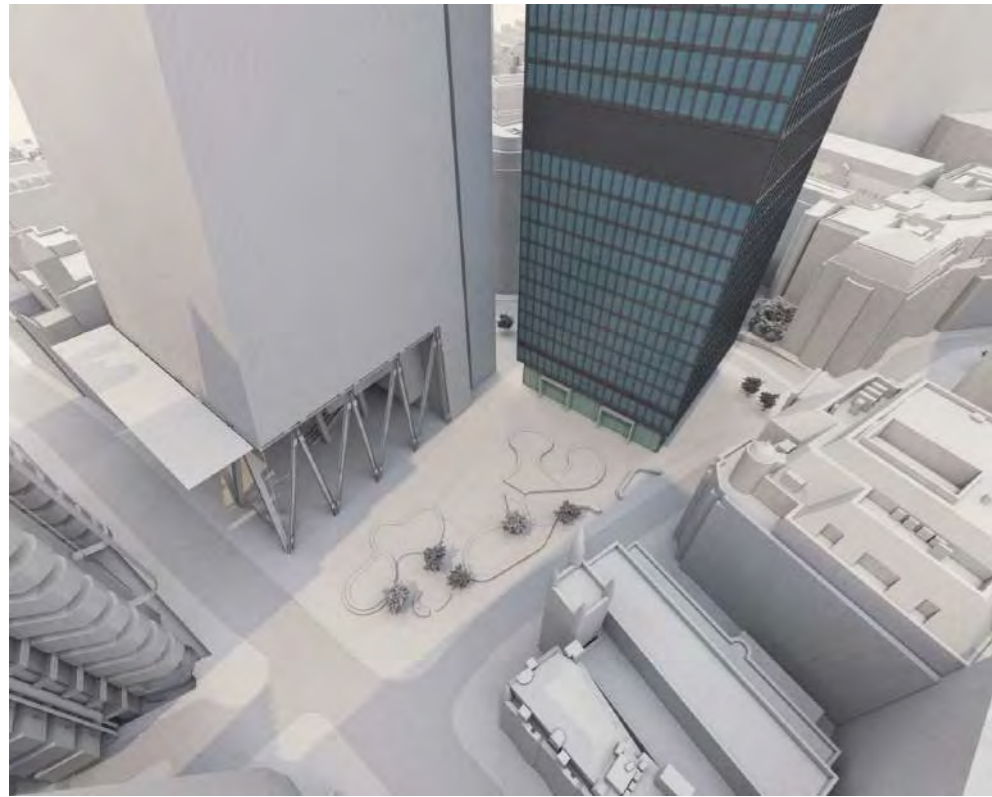


2019 Consent

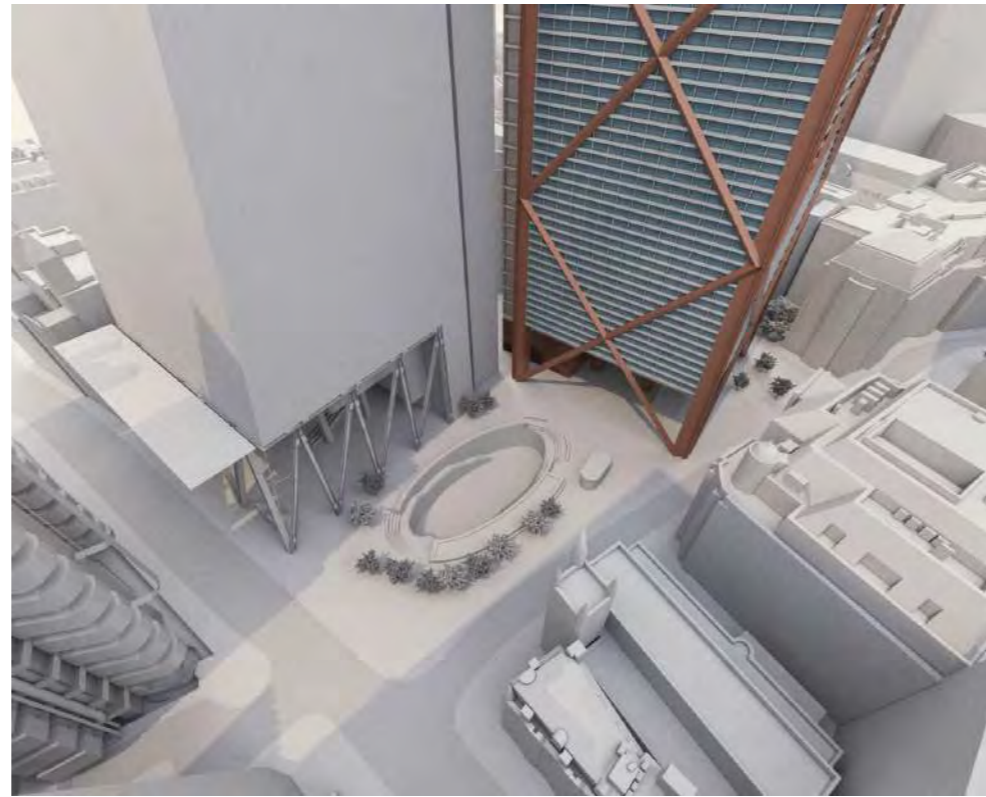


2023 Application

4.2 Non-Verified Views
4.2.2 St Helen's Square



Existing



2019 Consent



2023 Application

4.2 Non-Verified Views
4.2.3 St Helen's Square



Existing



2019 Consent



2023 Application

4.2 Non-Verified Views

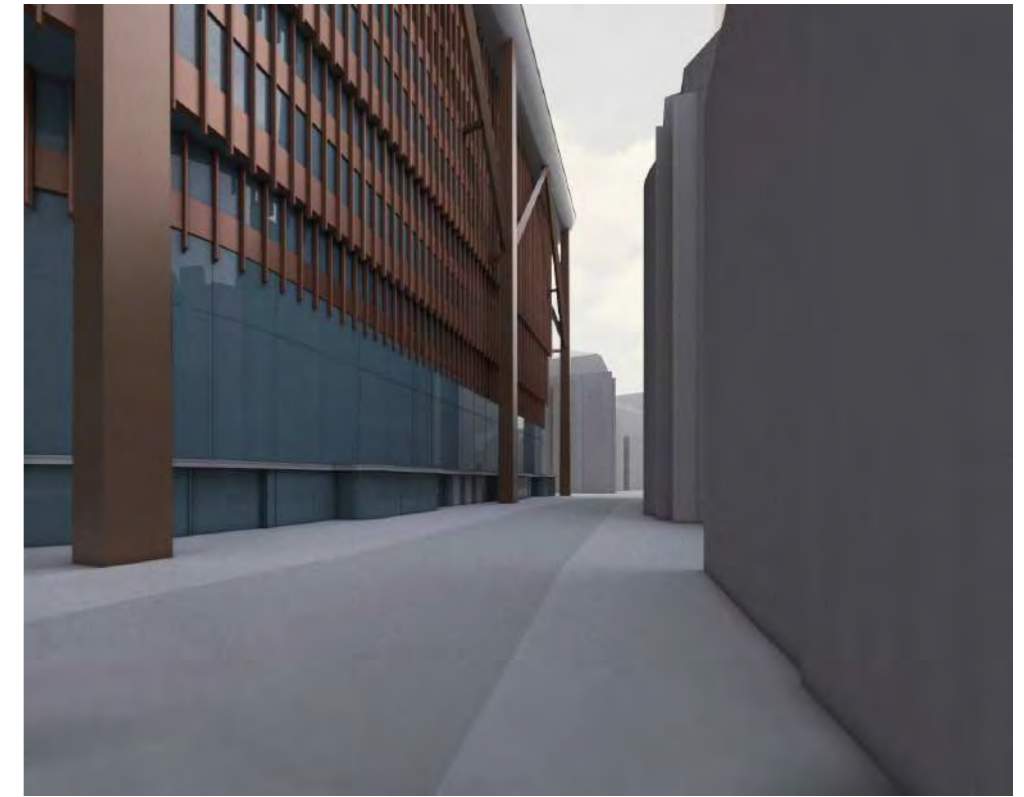
4.2.4 St Mary Axe



Existing



2019 Consent



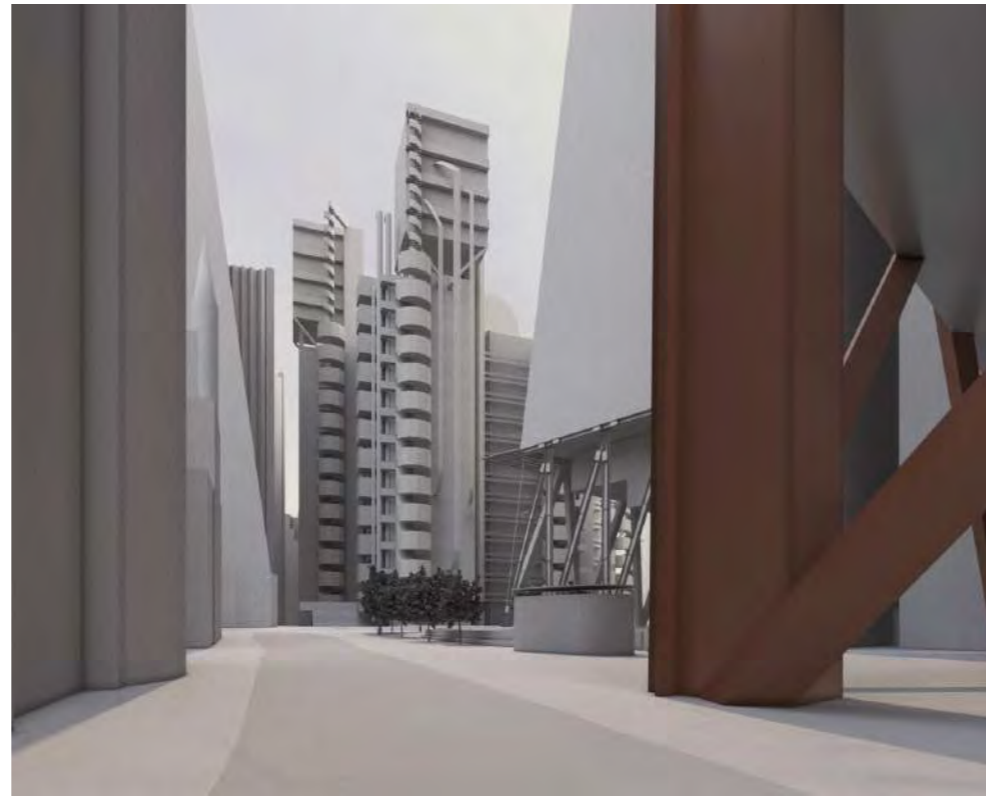
2023 Application

4.2 Non-Verified Views

4.2.5 St Mary Axe



Existing



2019 Consent

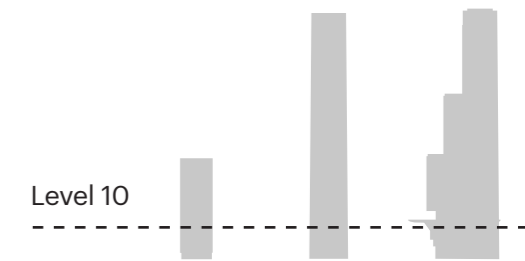


2023 Application

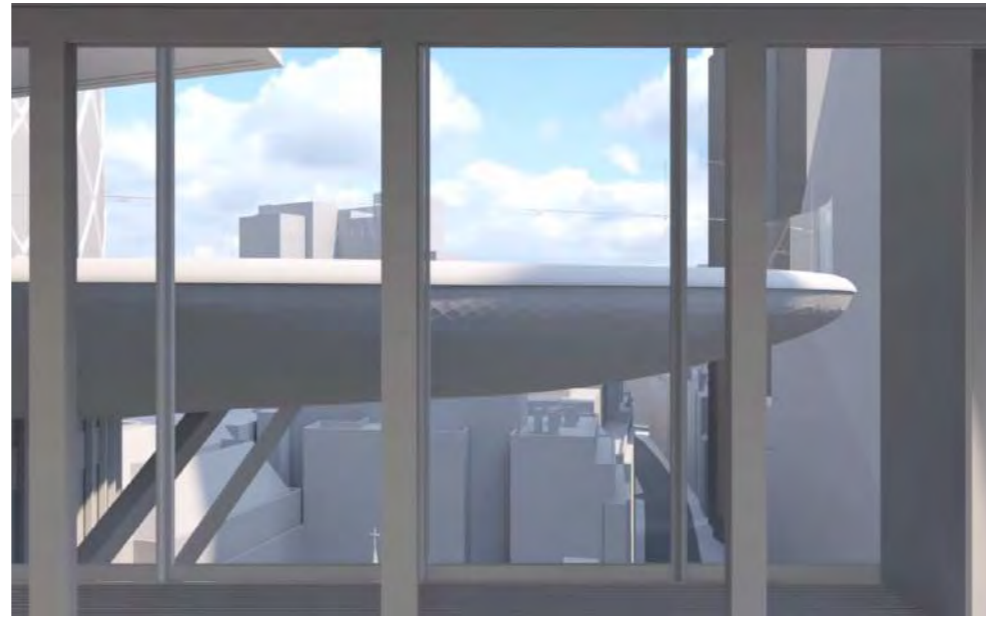
4.3 Views From The Leadenhall Building Looking East

4.3.1 Level 10

The following views are taken from specific time-frames of CGI video views from typical office floorplates of The Leadenhall Building, issued 15 March 2024 by the Applicant's team on request as part of post-submission consultation.



Existing / 2019 Consent



2023 Application

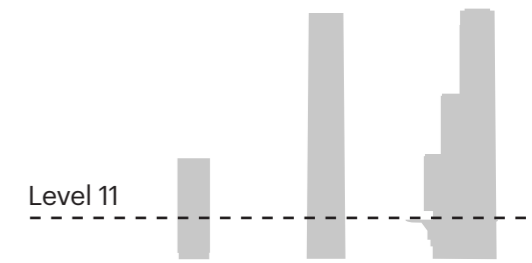


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.2 Level 11



Existing/ 2019 Consent



2023 Application

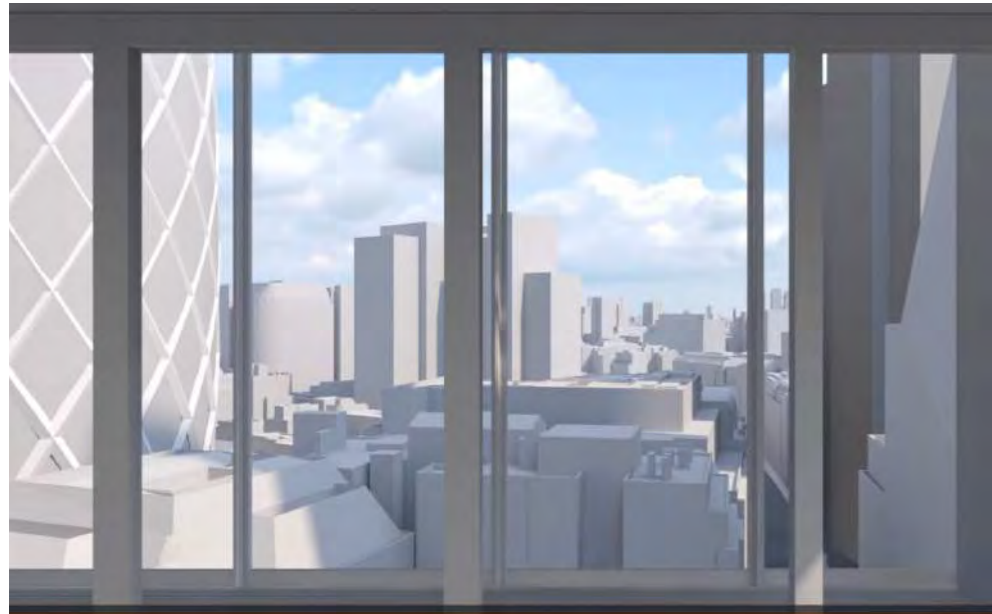
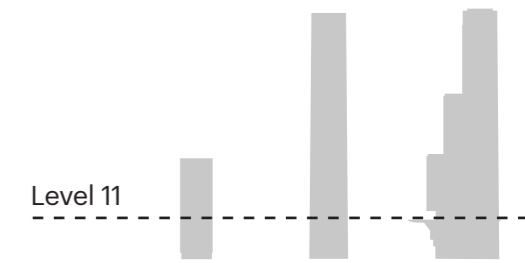


2023 Application + Consented 100 Leadenhall Street

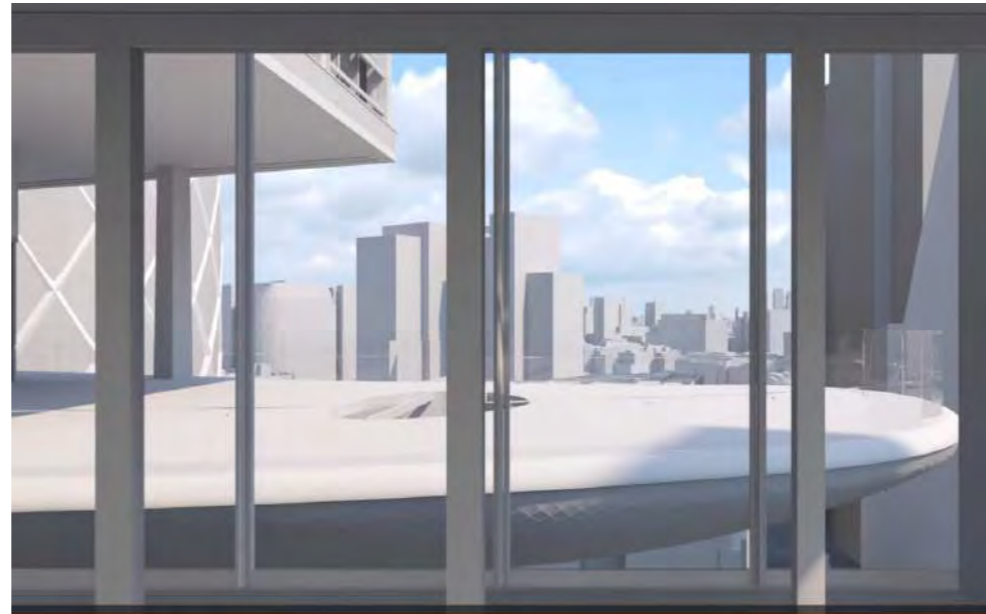
- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

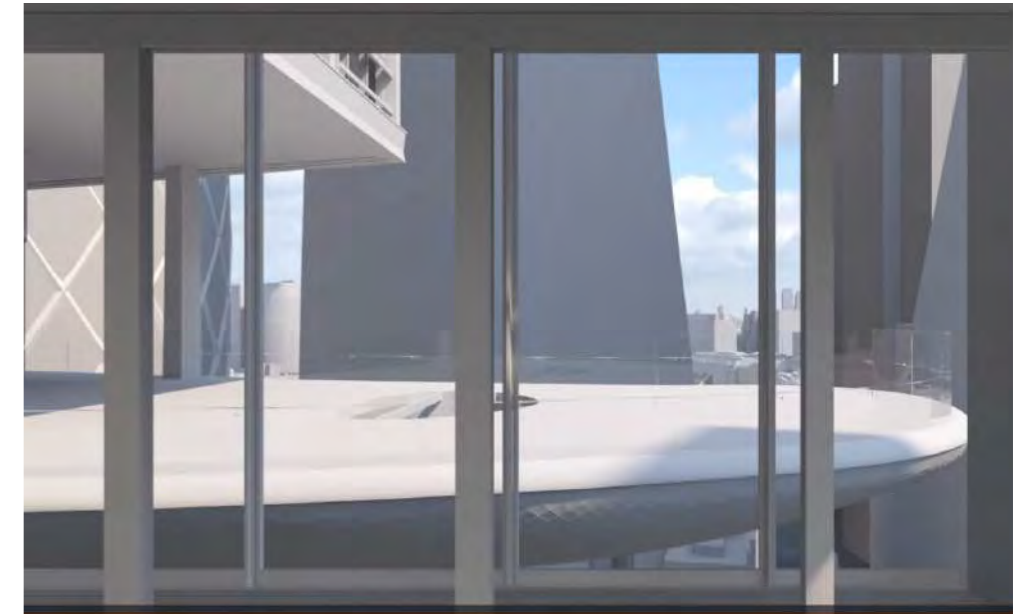
4.3.3 Level 11



Existing/ 2019 Consent



2023 Application

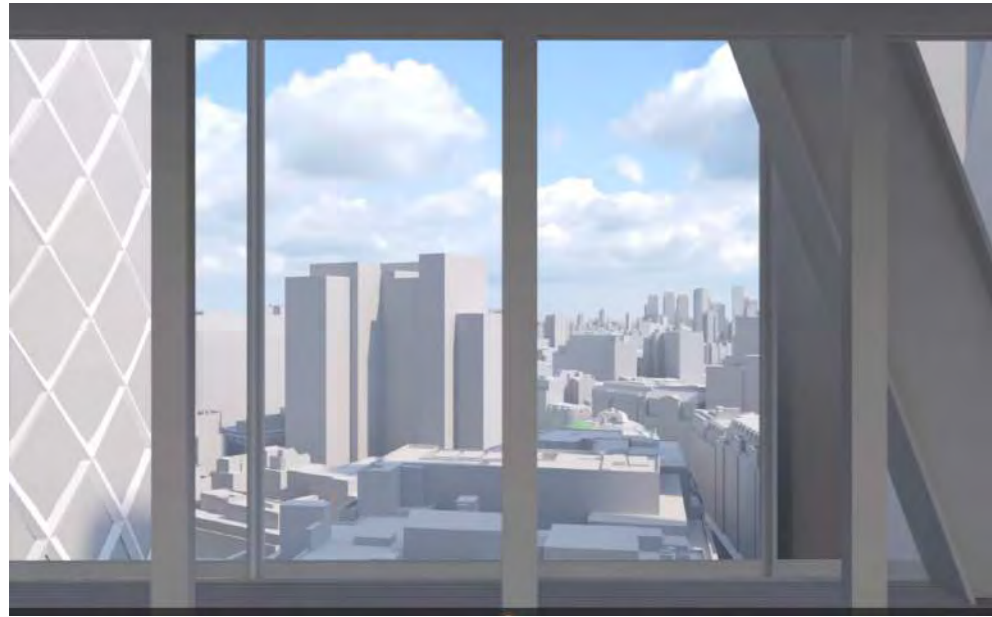
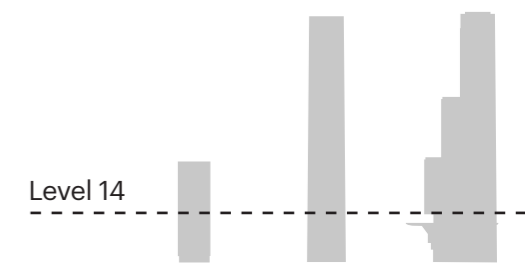


2023 Application + Consented 100 Leadenhall Street

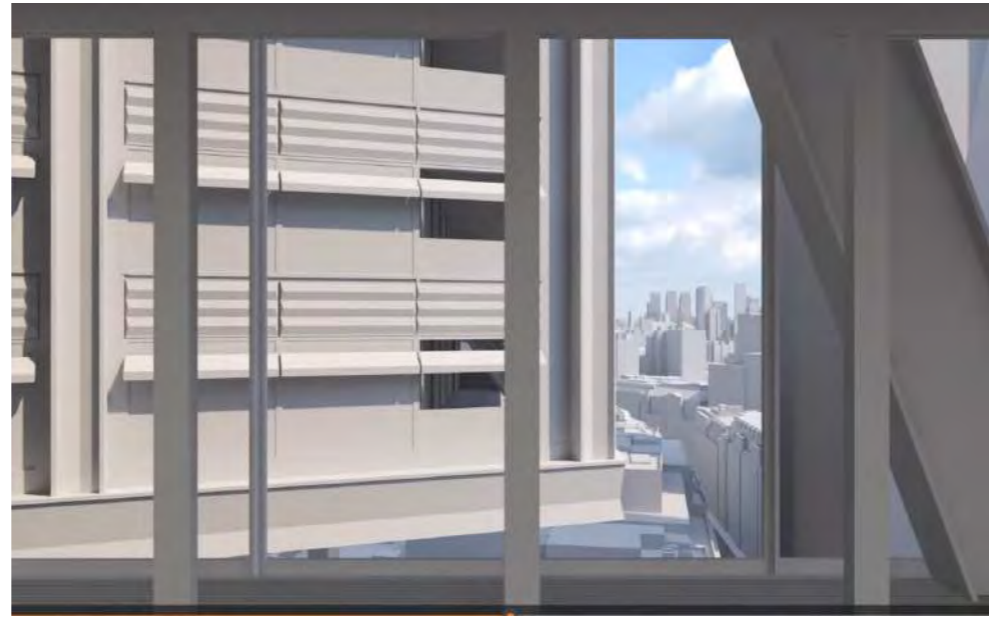
- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

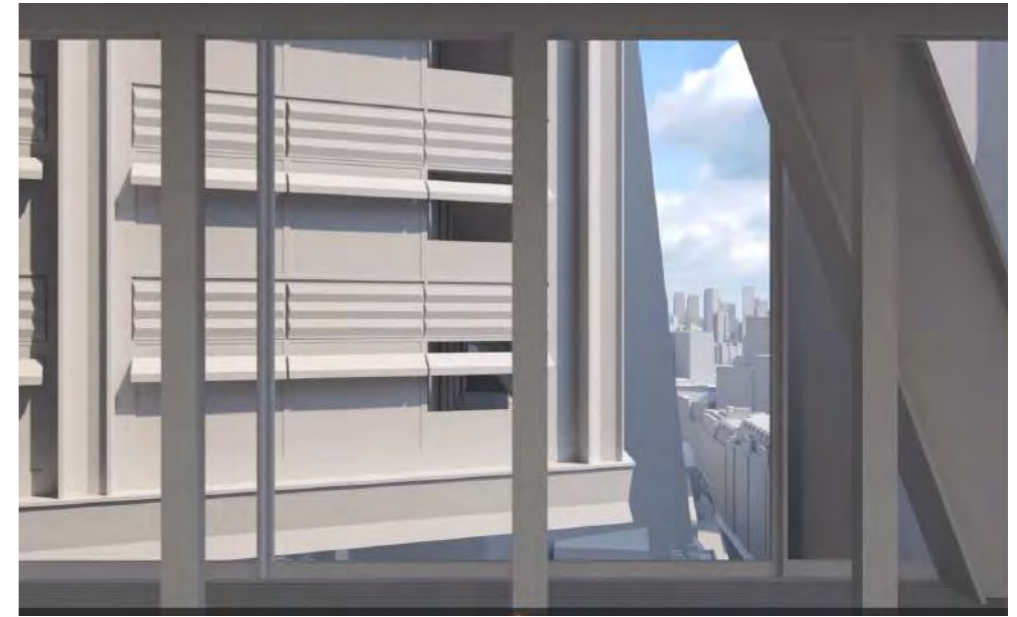
4.3.4 Level 14



Existing/ 2019 Consent



2023 Application

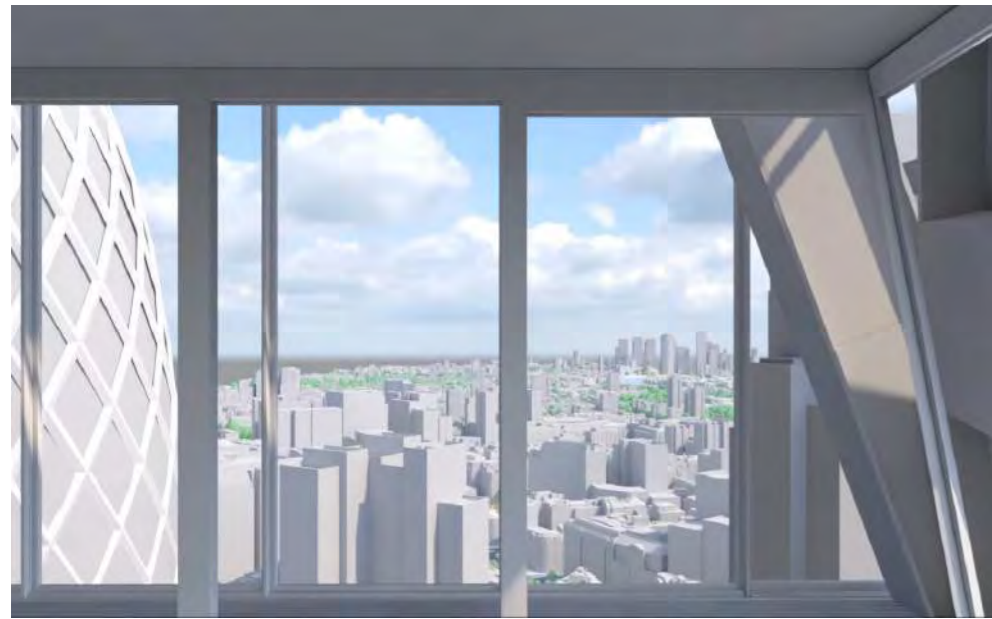
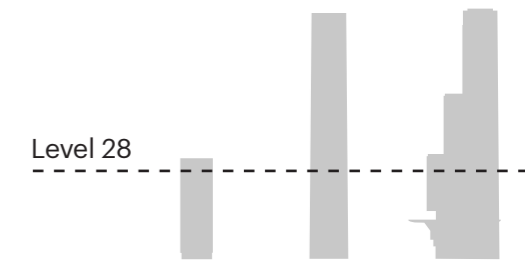


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

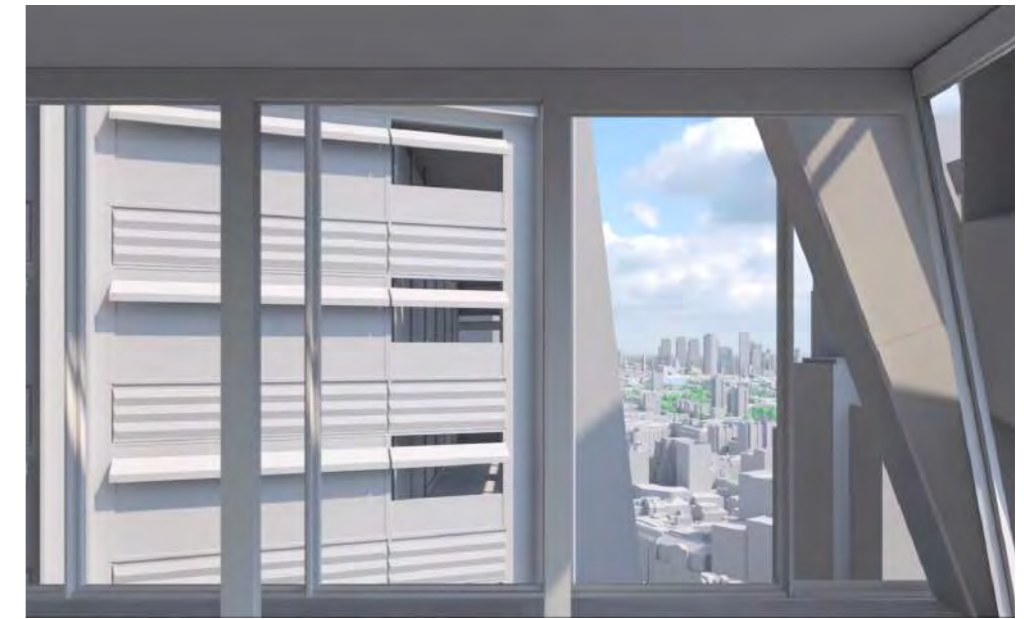
4.3.5 Level 28



Existing/ 2019 Consent



2023 Application

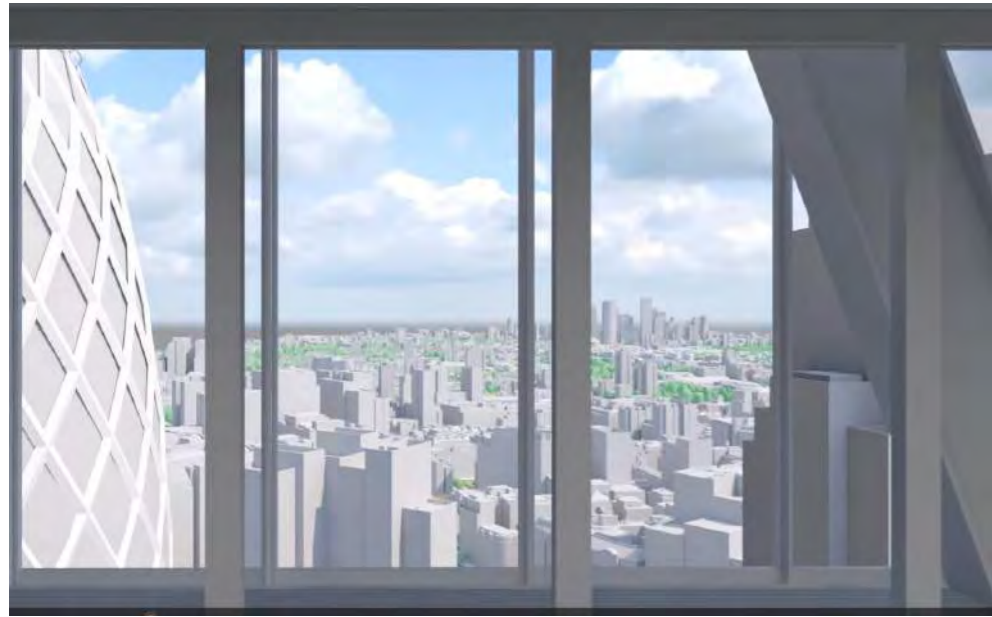
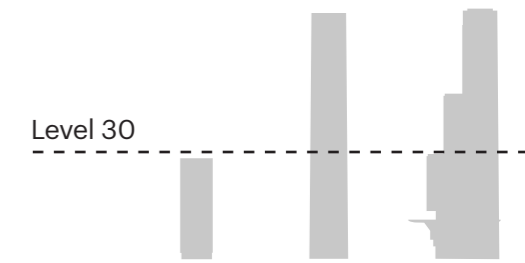


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

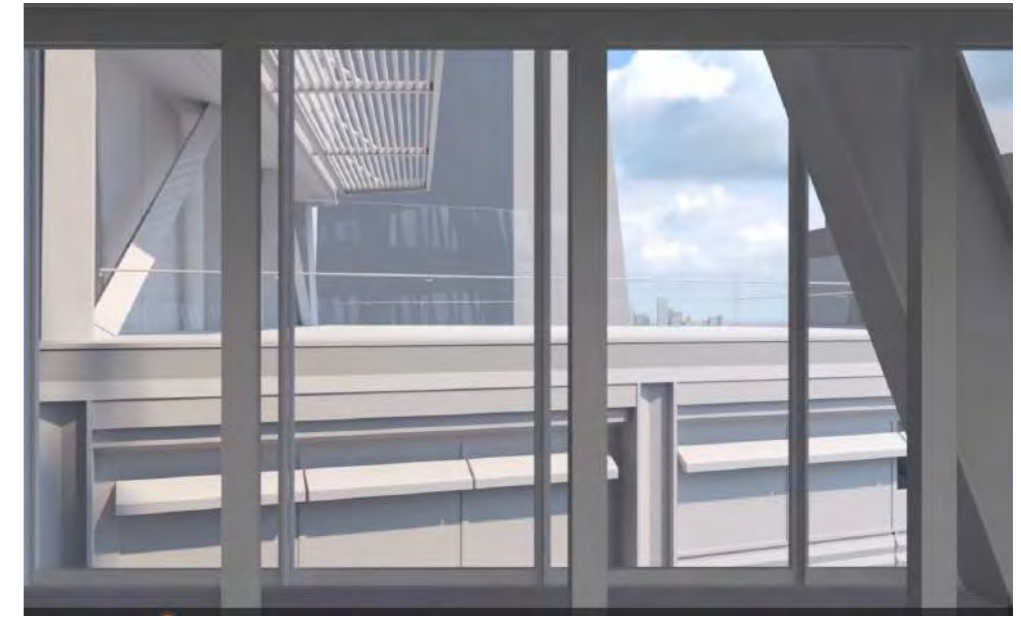
4.3.6 Level 30



Existing/ 2019 Consent



2023 Application

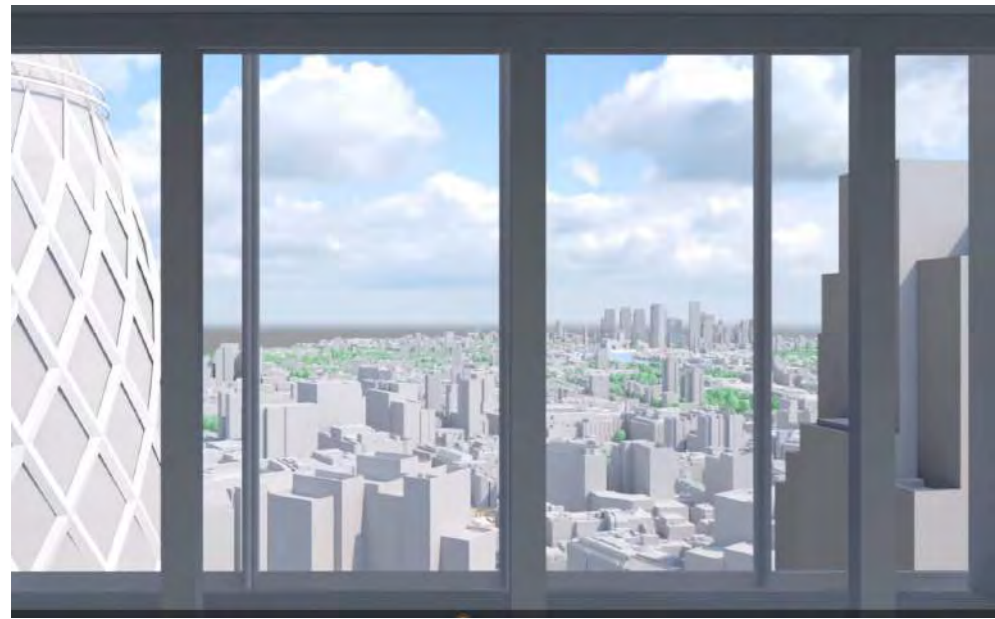
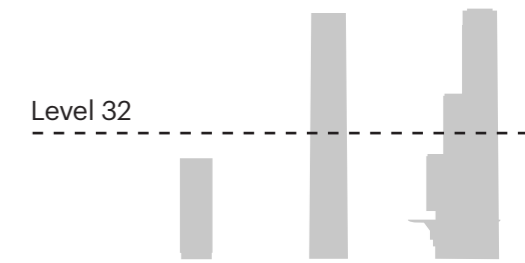


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.7 Level 32



Existing/ 2019 Consent



2023 Application



2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

Representations on behalf of C C Land – 23 April 2024



1 Undershaft, St Mary Axe, Application for Planning Permission
Representations on behalf of C C Land, owners of The Leadenhall Building

Appendix B - Planning Policy Critique

JDA Planning Consultancy

23 April 2024

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1. Executive Summary & Overall Conclusions

1.1 This report is an assessment of the 2023 application for 1 Undershaft against the Development Plan policies relating to design, heritage and public realm.

1.2 The scheme would result in a major increase in floorspace compared to the existing Aviva building, and the extant planning permission granted in 2019.

Total Gross Internal Area

- Existing Aviva Building: 49,093 m2
- 2019 Consent: 149,100 m2 (+204%)
- 2023 Application: 180,366 m² (+267%)

1.3 The increase in floorspace compared with the 2019 consent is achieved by increasing the scale and massing of the building, particularly the base and middle sections. Part of the increase is secured by a larger ground floor footprint and floorplates at the base of the building up to the 11th floor. This is analysed in the Architectural Review by dMFK which is set out in Chapter 3 of the representation report ('the representation') and the Architectural Appendix.

1.4 The importance of St Helens Square to the public realm in the Eastern Cluster is described in Chapter 2 of the representation.

1.5 The impact of this increase in scale on the public realm has been assessed by Kim Wilkie, landscape consultant. His findings and conclusions are set out in Chapter 4 of the representation.

1.6 The impact on built heritage assets and the townscape of St Mary Axe and Leadenhall are assessed by Stephen Levrant of Heritage Architecture in Chapter 5 of the representation, and Appendix C containing the Heritage Note.

1.7 Overall, these assessments conclude that the application proposals conflict with the ten key adopted policies relating to design, tall buildings, heritage and public realm in the Development Plan which comprises:

- the London Plan 2021.
- the City of London Local Plan 2015.

10 Key Development Plan Policies
The City of London Local Plan 2015
Core Strategic Policy CS7 Eastern Cluster
Core Strategic Policy CS10 Design
Policy DM10.1 New Development
Policy DM10.7. Daylight and Sunlight

Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces
Core Strategic Policy CS14 Tall Buildings
Policy CS19 Open Spaces and Recreation
Policy DM19.1 Additional Open Space
The London Plan 2021
Policy D8 Public Realm
Policy D9 Tall Buildings

1.8 In addition, the 2023 proposals also conflict with aspects of the National Planning Policy Framework, 2023 and the emerging Draft City Plan 2040.

1.9 There is serious harm arising from the loss of part of St Helens Square, and impact on the remaining area of the Square and related public realm; and to the and townscape of St Mary Axe and Leadenhall. The proposals would result in clear and avoidable harm to the setting of two Grade I listed buildings.

1.10 This harm was not identified in the accompanying Planning or Heritage reports and thus the proposals were not adequately assessed against paragraph 208 of the National Planning Policy Framework ('the NPPF' or 'the Framework').

1.11 In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise.

1.12 There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

1.13 The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material 'harm' to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

1.14 In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen's Square, and the townscape of St Mary Axe and Leadenhall.

2. Introduction

- 2.1 This is an appendix to C C Land’s Representations on the new redevelopment plans for 1 Undershaft London EC3A 8EE as detailed within Planning Application Ref. No: 23/01423/FULEIA. It has been produced on behalf of C C Land, owner of The Leadenhall Building.
- 2.2 The Leadenhall Building was acquired in 2017 and comprises the Group’s principal asset in London. It is fully let to 17 occupiers and accommodates up to 6,000 City workers.
- 2.3 C C Land believe in the City of London and share the City Corporation’s aspirations for the future of the Square Mile and the City Cluster in particular. C C Land supports the growth and improvement of the City:
- sits on the Board of the City Property Association (CPA);
 - are one of the founding Members of the Eastern Cluster Bid;
 - sponsors the Sculpture in the City Programme; and
 - supports the One City digital platform promoting the Square Mile.
- 2.4 The Leadenhall Building adjoins St Helens Square and the Aviva Building which are within the application site for the redevelopment known as 1 Undershaft.
- 2.5 St Helen’s Square is an important open space fronting Leadenhall Street and St Mary Axe, attracting office workers, residents, and visitors of all age groups to meet, relax, play, and enjoy events in an iconic setting.
- 2.6 This appendix is a critique of the proposals against the Development Plan policies relating to design, heritage and open space. It comprises the following chapters:
- Chapter 3 summarises the published strategies for public realm in the City, and the importance of St Helens Square as a primary civic space in the Eastern Cluster;
 - Chapter 4 is an assessment of the application against the Adopted City Local Plan 2015;
 - Chapter 5 is an assessment of the application against the public realm and tall building policies of the London Plan 2021;
 - Chapter 6 assesses the emerging policies in the Draft City Local Plan 2040;
 - Chapter 7 considers the design and heritage advice in the Framework;
 - Chapter 8 covers relevant issues considered in the Tulip Inspector’s Report and Secretary of State’s decision dated November 2021.
- 2.7 This document contains extracts from the Development Plan policies. The most important sections of these policies have been highlighted in bold. This report should be read in conjunction with the main representation report and the Architectural review of the proposals by dMFK Architects (Chapter 3 of the representation and Appendix A), Landscape Assessment by Kim Wilkie (Chapter 4 of the representation) , and Heritage & Townscape assessment by Stephen Levrant of Heritage Architecture (Chapter 5 of the representation and Appendix C).

3. City of London Public Realm Strategy

City of London Open Space Strategy, January 2015

- 3.1 The Strategy examines the supply and demand of open space in the City. The Executive Summary has the following key conclusions:
1. *“The existing level of public open space is low in both absolute and relative terms;*
 2. *The quality of public open space is generally high, but there are a number of challenges to maintaining these high standards;*
 3. *The whole of the City can be described as **deficient in open space and there is the need for all types of open space throughout the City;***
 4. *There is a **particular need for public open space in the Eastern Cluster and Aldgate Key City Places.***

In the context of a growing week-day population it is considered that the most appropriate local standard is the maintenance of the existing City-wide ratio of 0.06 hectares public open space per 1,000 weekday day-time population.”

- 3.2 Table 2 of the Strategy shows how deficient the Eastern Cluster was in open space in 2015, before the planned growth in working population, including the growth from the proposed redevelopment of 1 Undershaft:

Area	Percentage of Open Space	Total Size (Hectares)	Publicly Accessible (Hectares)
North of the City	51	16.53	12.02
Cheapside and St. Paul’s	9	2.84	2.73
Eastern Cluster	4	1.18	1.06
Aldgate	4	1.33	1.09
Thames and the Riverside	19	6.17	5.32
Rest of the City	13	4.04	3.44
Total	100	32.09	25.66

3.3 Paragraph 3.3.8 of the Open Space Strategy states:

*“The ratio of existing publicly accessible open space to 1,000 people varies considerably across the City. **Figure 4 demonstrates that the Eastern Cluster is most deficient in open space, due to the high concentration of office workers in the tall buildings in a small geographic area.** In contrast Figure 5 illustrates that the Aldgate Key City Place is most deficient in open space in terms of the City’s residential population.”*

3.4 Figure 4: Open Space Provision – Office Workers demonstrates that the Eastern Cluster will be under more pressure for open space provision, as much of the increased employment will be in the Eastern Cluster:

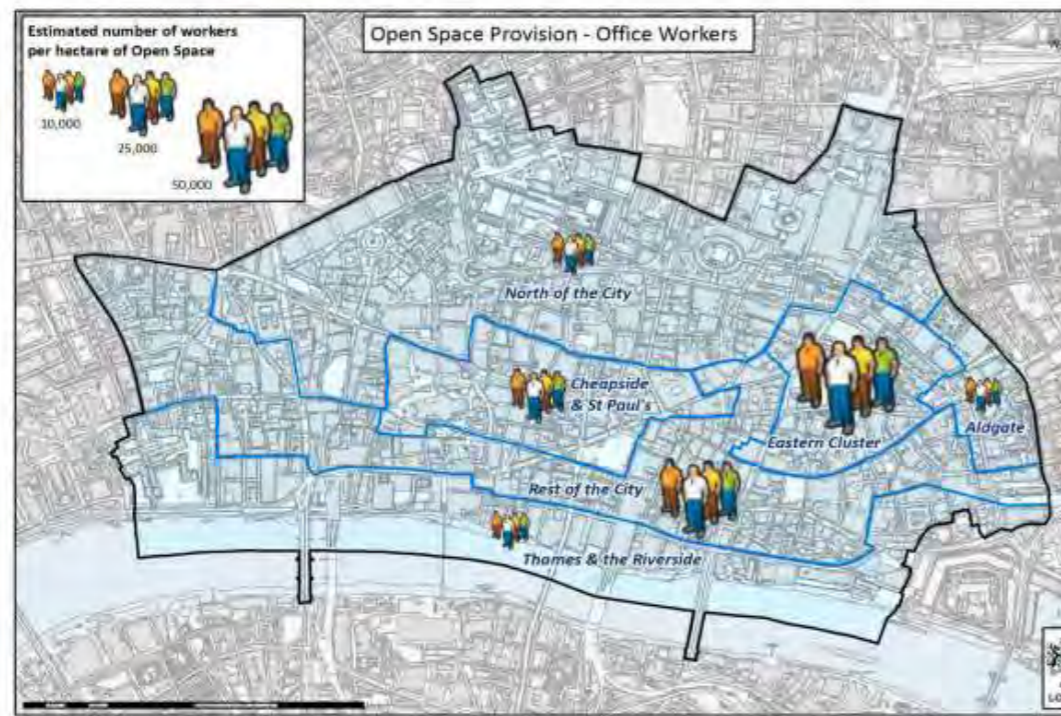


Figure 4: Open Space Provision - Office Workers

Summary

3.5 The City's Open Space Strategy has the following strategic objectives:

“1. Maintain and increase public access to existing open spaces and enhance the quality of these spaces, in terms of both design and management.

4.2.2 The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource.”

3.6 The second objective of the Open Space Strategy is to increase the amount of high quality public open space, particularly in the Eastern Cluster.

3.7 The strategy (which flows through to adopted policy) is clear – public open space should be protected, improved, and expanded at street level, in addition to the provision of roof terraces and gardens.

City Cluster Vision 2019

3.8 The **City Cluster Vision 2019** demonstrates the importance of St Helen’s Square to the Open Space Strategy for the Eastern Cluster.

3.9 On page 25 it states:

“At the historic centre of the Cluster lies the crossroads of Leadenhall Street, St Mary Axe and Lime Street. These streets in particular offer iconic global addresses that are instantly recognisable and commercially attractive today, and as a set of streets regularly frequented by City workers and visitors alike, they engender a collective sense of community at the core of the cluster today. Their ability to connect and allow for interactions on a regular basis throughout the working day is undiminished and their continued activity and bustle is representative of the success and character of the area.”

As a result, the Cluster Vision identifies “major public realm enhancements focused on the historic routes of Leadenhall Street and St Mary Axe - Lime Street to provide greater pedestrian space, more frequent crossing points and more active, greener, and more social pedestrian realm.”

3.10 Of particular importance are the following paragraphs of the Strategy:

*“In addition to this key crossroads, the centre of the City Cluster is defined not only by a Cluster of modern tall buildings, but also by a series of associated, generously proportioned open spaces that, whilst privately owned and managed, are publicly accessible. **Spaces such as St Helen’s Square (at the foot of 122 Leadenhall Street and 1 Undershaft) and The Plaza at the foot of 30 St Mary Axe (the Gherkin) provide the canvas for active and engaging public life to flourish and are supported by a range of social and cultural activities and events.**”*

3.11 The report continues:

*“The strategy acknowledges and **supports the important spatial contribution offered by such large, high quality open spaces** in terms of outdoor gathering, informal meetings events and activities alongside the relief provided by greenery within the ever-developing Cluster.”*

3.12 The Vision document proposes a series of public realm enhancements shown on the figure on page 38 , and which is reproduced below:



The proposals are identified as follows:

- 1 Jubilee Gardens - Houndsditch
- 2 St Mary Axe - Lime Street
- 3 Whittington Avenue
- 4 Bevis Marks - Camomile Street
- 5 Leadenhall Street - incl Leadenhall Crossing
- 6 Great St Helens link - Bishopsgate
- 7 Bishopsgate - Gracechurch Street
- 8 Camomile Street - Wormwood Streets Junction
- 9 Threadneedle Street junction
- 10 Bury Street
- 11 Creechurch Lane Area

City Cluster Vision Public Realm Masterplan

3.13 The Public Realm Masterplan in the City Vision shows the public open space to the north of Leadenhall Street annotated as '5' in the above image) and to the west of St Mary's Axe (shown as '2') as the largest area of public open space in the Eastern Cluster. St Helen's Square forms the heart of this wider space.

3.14 The proposals include the street level space beneath the Leadenhall Building, St Helen's Square, and the public realm proposed at street level beneath the 2019 planning permission for 1 Undershaft.

3.15 The illustrative sketch opportunities plan on page 42 of the report, which is reproduced below, shows the public realm enhancement of St Mary Axe - Lime Street.



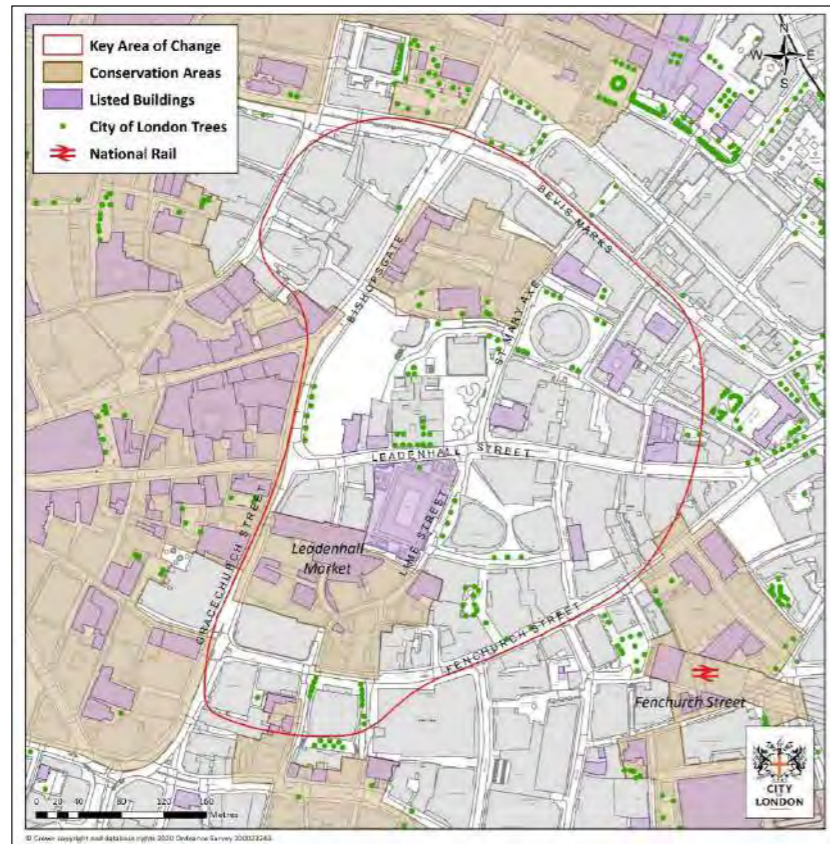
3.16 St Helen's Square combined with the Leadenhall Building plaza is identified as the principal public space, and the masterplan envisages pedestrian priority being provided along St Mary Axe, and which is described as:

“one of the busiest pedestrian streets within the City Cluster, particularly at rush hour and lunchtimes but suffers from narrow, overcrowded footways. It has the potential to become a truly great City street acting as an address for some of the most celebrated and iconic buildings of the Cluster.”

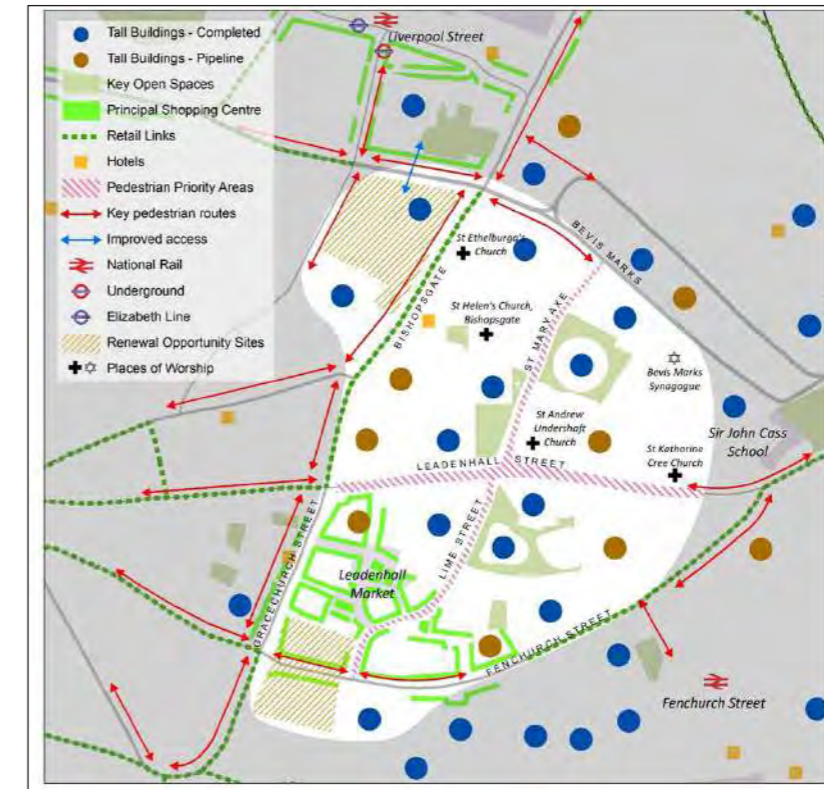
3.17 The illustrations on pages 43, 44, and 45 of the report show the importance of the refurbished St Helen's Square, combined with the pedestrian priority of St Mary Axe to the public cultural life of the City Cluster. They also demonstrate the importance and prominence of St Andrew's Church, Grade I Listed, to the setting of St Mary Axe and St Helen's Square.

City Cluster Key Area of Change 2021

3.18 In Maps 1 & 2 (see below) St Helen's Square stands out as the largest open space at the heart of the area of change, framed by three important listed buildings.

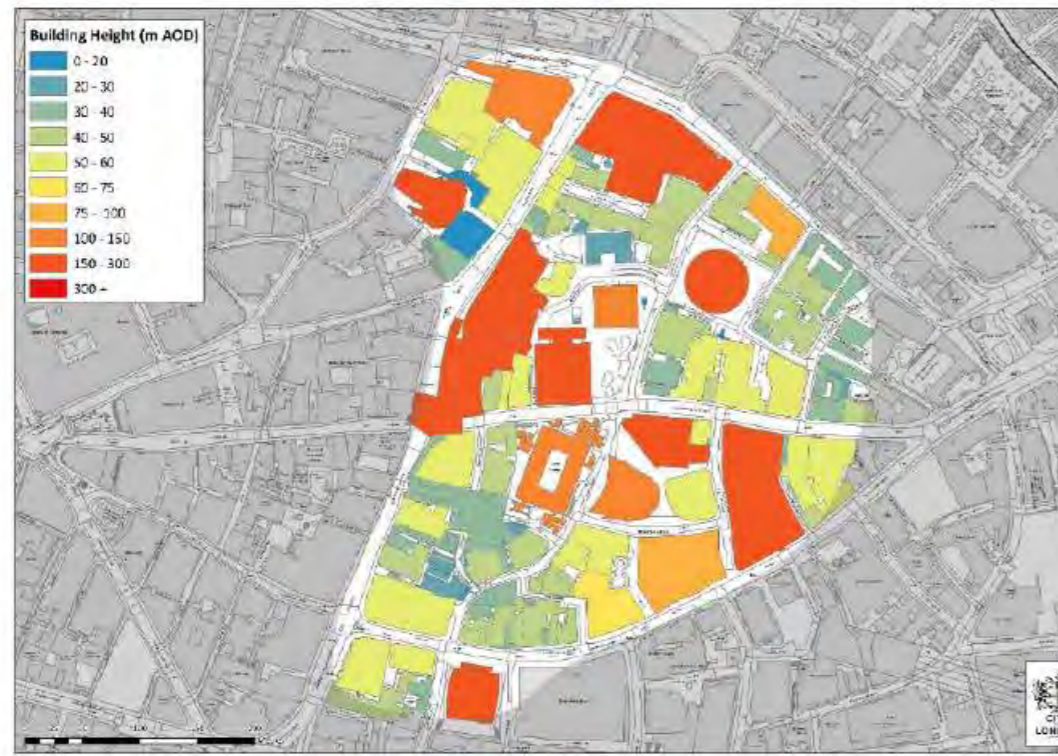


Map 1 : City Cluster Key Area of Change



Map 2 : City Cluster Key Area of Change Diagram

3.19 Map 7 shows the proposed building heights in the Cluster. St Helen's Square is at the centre of the existing and planned growth of tall buildings, an area of exceptional density. The new tall buildings, including 1 Undershaft, will put increasing pressure on open spaces, in particular St Helen's Square.



Map 7: Buildings heights map for The City Cluster at 31 March 2020

3.20 The report's conclusions at Chapter 6 start with the importance of the public realm:

"The City Cluster not only has the potential to accommodate growth it is an attractive destination for people working and visiting this area. High quality public realm projects to improve pedestrian connectivity and providing a high-quality public space will make a strong contribution to the dynamism of the City Cluster. The key pedestrian route between St Mary's Axe and Leadenhall Street in particular creating a pedestrian core around key destination points."

St Helen's Square's Vital Contribution to Public Realm in the Eastern Cluster

3.21 St Helen's Square is the largest public open space in the Eastern Cluster. It enjoys a very high quality of daylight and direct sunlight. It also benefits from reflected light from the surrounding tall buildings.

3.22 The Square has an outstanding aspect, with the sky being framed by the late Medieval St Andrews Church (Grade I), the Gherkin, the Lloyd's Register Building (Grade I) and the Leadenhall Building.

3.23 St Helen's Square connects seamlessly to the Leadenhall building public open space. The Square allows sunlight and high quality of daylight to penetrate the space.

3.24 St Helen's Square has high levels of pedestrian movement throughout the year. It is one of the most popular places for recreation - sitting, having a coffee or lunch, a

meeting place, and has the potential to host outstanding events for public enjoyment.

Conclusion on City of London Public Realm Strategy

3.25 From this analysis of the City Local Plan's approach to public open space, and the character of St Helen's Square, the following conclusions are reached:

- i. There is a serious deficiency of public open space in the City, and in the Eastern Cluster in particular.
- ii. Planning policy and strategies for the Eastern Cluster look to protect, improve, and extend the area of public open space in the Eastern Cluster.
- iii. Planning policy and strategy emphasise the importance of historic routes. The consented 2019 scheme enhanced the connectivity between Grade I listed heritage assets and therefore accorded with the Open Space strategy. By contrast, the current proposals do not, as can be seen from the assessment of the impact of the proposals on open space and heritage assets.
- iv. St Helen's Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a **"canvas for active and engaging public life to flourish"**. It has excellent daylight, sunlight and reflected light, and as a result is a very popular place for recreation and has the potential to host outstanding events for public enjoyment. These important qualities would be materially diminished by the application proposals.
- v. The sky above St Helen's Square is framed by internationally recognised modern architecture and historic buildings including the Gherkin, the Grade I Listed St Andrew's Church, the Grade I Listed Lloyd's Register building, and the Leadenhall Building. It is an important breathing space, open to the sky, in an exceptionally densely built environment.

4. Development Plan Policies – The City Local Plan 2015

Spatial Strategy, Vision, and Strategic Objectives

4.1 The Spatial Strategy Chapter of the City Local Plan at page 21 shows upfront the challenge presented by tall buildings in the Eastern Cluster (our emphasis in bold):

*“The east of the City has the highest density of business activity in the City and contains a cluster of tall buildings. New tall buildings are expected to be clustered in this area. The resulting significant increase in numbers of people either working in or commuting to this small area will put **more pressure on public transport, streets, open spaces, and services.**”*

4.2 The vision for the Eastern Cluster on page 22 states:

*“Office and employment growth will be successfully accommodated by a cluster of attractive, sustainably designed tall buildings, providing an iconic image of London that will help to attract significant global investment. The area will be safe for workers and visitors, **with a high-quality street scene and environment, improving pedestrian movement and permeability, both within the area and outside to other parts of the City.**”*

Core Strategic Policy CS7: Eastern Cluster

4.3 The policy for the Eastern Cluster attaches great importance to the improvement of existing, and provision of new open spaces to support the growth in the workforce. Policy CS7 on page 74 states:

“To ensure that the Eastern Cluster can accommodate a significant growth in office floorspace and employment, while balancing the accommodation of tall buildings, transport, public realm and security and spread the benefits to the surrounding areas of the City, by:

- 1. Increasing the provision of sustainable, energy-efficient, attractive, high-quality office floorspace in a range of accommodation types, that meet the varied needs of office occupiers and achieve modernisation of office stock.*
- 2. Promoting the Eastern Cluster as a location for inward investment, providing assistance to potential developers, investors and occupiers.*
- 3. Delivering tall buildings on appropriate sites that **enhance the overall appearance of the cluster on the skyline, and the relationship with the space around them at ground level**, while adhering to the principles of sustainable design, conservation of heritage assets and*

their settings and taking account of their effect on the wider London skyline and protected views.

- 4. Ensuring the safety of businesses, workers, residents and visitors, promoting natural surveillance of buildings, open spaces and streets and protecting against crime and terrorism.*
- 5. **Enhancing streets, spaces, and the public realm for pedestrians, providing new open and public spaces where feasible**, increasing connectivity with surrounding areas and improving access to facilities and services, particularly in the Cheapside and Aldgate areas and towards the City Fringe.*
- 6. Ensuring the provision of high-quality utilities (including CCHP where feasible) and communications infrastructure, encouraging early engagement and joint working between developers and utility providers and maximising the space under the streets, particularly through the use of pipe subways.*
- 7. Delivering improvements to public transport to cope with the demands of the growing numbers of workers and visitors, implementing street and traffic management measures and ensuring that improvements do not compromise the quality of the environment.”*

Core Strategic Policy CS10: Design

4.4 The design chapter, on page 90, recognises the challenge of a growing workforce, and the importance of protecting and enhancing the open spaces which contribute so much to the character of the City:

“3.10.5 The City has a large workforce whose numbers are expected to grow substantially. Most journeys within the Square Mile are on foot and this movement is particularly high during morning and evening peak times. Despite redevelopment throughout its history, the City has retained much of its historic street pattern, which provides convenient walking routes and allows for a high degree of pedestrian permeability. At the same time, the pattern of narrow streets and alleyways may pose challenges in terms of accessibility, wayfinding, safety and increased pressure on the pedestrian environment. The City has numerous small open spaces, which provide valuable amenities, and many are of historic importance. The location and design of these small spaces requires innovative and sensitive solutions which respect their settings and create high quality, accessible areas for all the City’s communities. The City’s streets also provide space for public enjoyment, and the City Corporation has an extensive programme of public realm enhancement projects to improve the quality, sustainability, inclusivity and amenity of the public realm.”

4.5 Public realm enhancement projects close to the application site include Leadenhall Street, St Mary Axe as well as St Helen’s Square.

Policy CS10: Design states:

“To promote a high standard of design and suitable buildings, streets and spaces, having regard to their surroundings and the historic and local character of the City and creating an inclusive and attractive environment by:

1. **Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.**
2. *Encouraging design solutions that make effective use of limited land resources.*
3. **Ensuring that development has an appropriate street level presence and roofscape and a positive relationship to neighbouring buildings and spaces.**
4. *Requiring the design and management of buildings, streets, and spaces to provide for the access needs of all the City’s communities including the particular needs of disabled people.*
5. *Ensuring that new development respects and maintains the City’s characteristic network of streets and alleyways.*
6. **Delivering improvement in the environment, amenities and enjoyment of open spaces, play areas, streets, lanes and alleys through schemes in accordance with public realm enhancement strategies.**

Ensuring that signs and advertisements respect the restrained character of the City.”

4.6 The intention of the policy is clear, to protect the character of the City and its spaces, to provide for the access needs of all the City's communities, including the needs of disabled people, and to deliver improvements in the environment, amenities, and enjoyment of open spaces in accordance with public realm enhancement strategies.

4.7 As set out in the Landscape Assessment by Kim Wilkie and the Heritage and Townscape assessment by Stephen Levrant the application for 1 Undershaft conflicts with several criteria of Policy CS 10:

- Criterion 1 : The scale, bulk and massing of the base and middle of the building is not appropriate to the character of St Helen’s Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen’s Square. The revised design proposals are in direct conflict with the policies contained within CS 10 by virtue of the inappropriate design which does not align with the existing, cohesive character of the eastern cluster. The design does not have an appropriate street level presence and relates poorly to the surrounding context.
- Criteria 3, 4 & 6 : The proposed building does not have an appropriate street level presence and a positive relationship to neighbouring buildings and spaces.
- St Helen’s Square is the primary civic space in the Eastern Cluster but despite this, the proposals reduce its area by 29% (from 2,433 sq. to 1,723 sq.).

- The projecting floorspace and terrace gardens will overhang most of the remaining area, having a significant impact on the levels of sunlight and daylight enjoyed by pedestrians in the Square.
- Due to the approximate floorspace increase of 31,000 sqm (20%) compared to the 2019 extant permission, as well as an increase in scale and massing, there will inevitably be a significant increase in pedestrian movement to and from the building (the effect is clearly shown in the forecast pedestrian movement scenarios at pages 38 – 49 of the Space Syntax Assessment, December 2023).
- Therefore, not only will there be a considerable number of additional pedestrians using St Helens Square, but it will also itself have a much-reduced area. It will therefore not be possible to provide the full range of open space activities that the Square currently provides.
- The opportunities for socialising, events and quiet relaxation will be diminished, reducing the ability of St Helens Square to provide “*the canvas for active and engaging public life to flourish*” (as described in the City Cluster Vision).
- St Andrews Church has an important relationship to St Helens Square, which is large enough to be a place for quiet reflection in the sun, alongside plants and trees, as well a place for socialising and events. That relationship will also be harmed.
- St Helen’s Square is accessible for all, at all times of the day and evening. It is seamlessly connected to the streets and alleyways of the City, and to Leadenhall Plaza. The City Open Space Strategy states at paragraph 4.2.2, “*The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource.*”
- The publicly accessible open space that is proposed at level 11 and close to the top of 1 Undershaft, requires lift access, is likely to require security checks like many of the roof terraces in the City. These terraces, however well designed and managed, are not an alternative to protecting and improving public open space at the base of the building at street level.
- The extant 2019 planning permission protected St Helen’s Square and extended the public open space by creating a lower ground plaza that is open to the sky and connected directly to the main square. It also creates a new public open space through the base of the building in an uninterrupted space 3 to 4 storeys in height. This space also restored the historic visual and functional connection between the two medieval Churches flanking the open space, which is lost

4.8 These conclusions apply equally to the public realm and tall building policies of the City Local Plan, the London Plan, and the emerging 2040 Plan.

Policy DM10.1 New Development

“To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

1. ***the bulk and massing of schemes are appropriate in relation to their surrounds and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;***
 2. *all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;*
 3. *appropriate, high quality and durable materials are used;*
 4. *the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm.*
 5. ***development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;***
 6. *the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher-level viewpoints;*
 7. *plant and building services equipment are full screened from view and integrated into the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;*
 8. *servicing entrances are designed to minimise their effects on the appearance of the building and street scheme and are fully integrated into the building's design;*
 9. *there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;*
 10. *the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;*
 11. *there is provision of amenity space, where appropriate;*
 12. *there is the highest standard of accessible and inclusive design."*
- 4.9 As set out in the Landscape and Heritage Assessments the proposals conflict with policy DM10.1; in particular, the proposals up to and including the roof terrace are not of a high standard of design, and do not avoid harm to the townscape and public realm. The bulk and massing of the lower level of the scheme would be out of scale in relation to the surroundings, and would have an adverse impact on the character, historic interest and significance, urban grain of the locality. The proposals would not relate well to the character of the surrounding streets and St Helen's Square.
- 4.10 High quality roof gardens and terraces are encouraged by Policy DM 10.3, however, the roof terrace at 11th floor level would have a serious adverse impact on the

character of the surrounding streetscape and St Helen's Square, and the setting of three Grade I Listed buildings.

- 4.11 The roof terrace at 11th floor level would not be an equivalent replacement for St Helen's Square. Access to the roof terrace would require pedestrians to cross the barrier threshold of the entrances to the 1 Undershaft Building, and travel from ground to 11th floor by lift, having gone through security. However well managed, the roof terrace will not provide the same level of convenience, independence, and open access as well-designed public realm at street level as required by Policy DM10.8 .

Policy DM10.7 Daylight and Sunlight

- “1. ***To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.***
2. *The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.”*

- 4.12 In addition, para 3.10.40 states:

“The amount of daylight and sunlight received has an important effect on the general amenity of dwellings, the appearance and enjoyment of open spaces and streets, and the energy efficiency of all buildings.”

- 4.13 The proposals conflict with policy DM10.7. They would reduce the daylight and sunlight in St Helen's Square, and the public open space beneath the Leadenhall Building, to unacceptable levels. The daylight and sunlight in St Helen's Square would be dramatically reduced, changing completely the character of this important public open space. It could no longer be described (as set out in the 2019 Cluster Vision) as “the Principal Space serving the Eastern Cluster”. It would become a darker, secondary space, primarily providing pedestrian routes to and from the 1 Undershaft building.

- 4.14 Paragraph 3.10.40 recognises that the amount of daylight and sunlight received has an important effect on the appearance and enjoyment of open spaces and streets. The appearance and enjoyment of St Helens Square, and the Leadenhall public open space, would be seriously compromised because of the proposals, and the character and function of St Helen's Square providing a “canvas for active and engaging public life to flourish” would be changed forever.

Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces

- “1. ***To sustain and enhance heritage assets, their settings and significance.***

2. *Development proposals, including proposals for telecommunications infrastructure, that influence heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.*
3. *The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.*
4. *Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.*
5. *Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.”*

4.15 In addition, Para 3.12.6 states:

“The pattern of streets, lanes, alleyways and other open spaces such as squares and courts is a distinctive element of the City’s townscape and is of historic significance. The City Corporation will seek to maintain the widths and alignments of streets, lanes, and other spaces where these have historic value or underpin the character of a location or their surroundings.”

4.16 As set out in Landscape Assessment by Kim Wilkie, the application proposals are in direct conflict with the requirements of DM 12.1; they would undermine a well utilised, open public space within the settings of some of the City’s most important heritage assets. Our submission demonstrates that St Helen’s Square makes a positive contribute to the townscape character of the Eastern Cluster and that its spatial qualities should be preserved.

4.17 Specifically, the proposals would conflict with criterion 3 of DM12.1, resulting in a significant reduction in the size of St Helen’s Square, and would seriously undermine its character and contribution to the historic interest of the City which is important for the historic route linking the two medieval (Grade I) churches - St Andrews and St Helen. This also leads to a conflict with criterion 3 of Policy DM16.2 – Pedestrian Movement (see below).

4.18 The proposals also conflict with criterion 4 of DM12.1, resulting in a loss of character, and significance of the surrounding heritage assets and spaces and their settings.

Core Strategy Policy CS14: Tall Buildings

“To allow tall buildings of world class architecture and sustainable and accessible design in suitable locations and to ensure that they take full account of the character of their surroundings, enhance the skyline and provide a high-quality public realm at ground level, by:

1. *Permitting tall buildings on suitable sites within the City’s Eastern Cluster.*
2. *Refusing planning permission for tall buildings within inappropriate areas, comprising conservation areas; the St. Paul’s Heights area; St. Paul’s protected vista viewing corridors; and Monument views and setting, as defined on the Policies Map.*
3. ***Elsewhere in the City, permitting proposals for tall buildings only on those sites which are considered suitable having regard to: the potential effect on the City skyline; the character and amenity of their surroundings, including the relationship with existing tall buildings; the significance of heritage assets and their settings; and the effect on historic skyline features.***

Ensuring that tall building proposals do not adversely affect the operation of London’s airports.”

4.19 As assessed by Kim Wilkie and Stephen Levrant and dMFK, the proposals conflict with CS14 by failing to take full account of the character of their surroundings and failing to provide a high-quality public realm at ground level.

4.20 More specifically, they conflict with criterion 3, since they fail to consider the character and amenity of their surroundings, including the relationship with existing tall buildings, the significance of heritage assets and their setting, and the effect on historic skyline features.

4.21 The impact on the skyline as experienced by pedestrians in the streets of Leadenhall and St Mary Axe, and St Helen’s Square, would be seriously compromised by the scale and massing of the lower section of 1 Undershaft, which would project out across St Helen’s Square.

4.22 The proposals do not respect the relationship with the existing tall building - the Leadenhall Building. The scale and mass of the proposed building would merge with the scale of the Leadenhall Building at the lower levels, creating a dominant mass of building, completely changing the character and amenity of St Helen’s Square, the public open space beneath the Leadenhall Building, and the setting of St Andrew’s Church and the Lloyd’s Register.

Policy DM16.2 Pedestrian Movement

- “1. **Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper-level walkway network around the Barbican and London Wall.**
2. **The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided** having regard to:
- the extent to which the route provides for current, and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - the shortest practicable routes between relevant points.
3. **Routes of historic importance** should be safeguarded as part of the City’s characteristic pattern of lanes, alleys and courts, including the route’s historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City’s street network. Spaces should be designed so that signage is not necessary, and it is clear to the public that access is allowed.
6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.”
- 4.23 The proposals conflict with criterion 1 by reducing the area for pedestrian routes through and around the new development as a consequence of the 29% reduction in the area of St Helen’s Square.
- 4.24 The proposals also conflict with criteria 2 and 3. They do not provide an alternative public pedestrian route of at least an equivalent standard across the area of St Helen’s Square which will be lost to the development, and an important historic route between the two Grade I listed churches is also lost. Space that may be gained to the north, adjoining Undershaft street, would be in shade throughout the day and would not be an equivalent replacement of area lost in St Helen’s Square.

Policy CS19 Open Spaces and Recreation

- “To encourage healthy lifestyles for all the City’s communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity, by:
- Seeking to maintain a ratio of at least 0.06 hectares of high quality, publicly accessible open space per 1,000 weekday daytime population:
- I. **Protecting existing open space, particularly that of historic interest, or ensuring that it is replaced on redevelopment by space of equal or improved quantity and quality on or near the site;**
 - II. Securing public access, where possible, to existing private spaces;
 - III. **Securing additional publicly accessible open space and pedestrian routes, where practical, particularly in the eastern part of the City;**
 - IV. Creating additional civic spaces from underused highways and other land where this would not conflict with other strategic objectives;
 - V. Encouraging high quality green roofs, roof gardens and terraces, particularly those which are publicly accessible, subject to the impact on the amenity of adjacent occupiers.]
1. Improving access to new and existing open spaces, including those in neighbouring boroughs, promoting public transport access to nearby open space outside the City and ensuring that open spaces meet the needs of all the City’s communities.
2. Increasing the biodiversity value of open spaces, paying particular attention to sites of importance for nature conservation such as the River Thames. Protecting the amenity value of trees and retaining and planting more trees wherever practicable.
3. Improving inclusion and access to affordable sport, play and recreation, protecting and enhancing existing facilities and encouraging the provision of further facilities within major developments.”
- 4.25 The proposals conflict with criterion 2 by failing to protect existing open space that is of historic interest and failing to provide a replacement of equal or improved quantity and quality on or near the site. The provision of a roof garden at the 11th floor of the proposed building is not an equivalent to the protection and improvement of street level open space.
- 4.26 The proposals are also contrary to criterion 4 by failing to provide additional publicly accessible open space and pedestrian routes in the eastern part of the City. The loss of the street level open space provided by St Helen’s Square, and the harm to the remaining area of open space at street level, negate the contribution of additional publicly accessible open space at 11th floor or above within the proposed building.

Policy DM19.1 Additional Open Space

- “1. **Major commercial and residential developments should provide new and enhanced open space where possible.** Where on-site provision is not feasible, new or enhanced open space should be provided near the site, or elsewhere in the City.
2. **New open space should:**
 - be publicly accessible, where feasible; this may be achieved through a legal agreement;
 - provide a high-quality environment;
 - incorporate soft landscaping and Sustainable Drainage Systems, where practicable;
 - have regard to biodiversity and the creation of green corridors;
 - have regard to acoustic design to minimise noise and create tranquil spaces.
3. **The use of vacant development sites to provide open space for a temporary period will be encouraged where feasible and appropriate.”**

4.27 The proposals fail to comply with DM19.1 : no additional open space is provided at street level, and the provision of roof gardens at the 11th floor and above does not meet the need identified in the open space strategy for additional street level open space.

5. Development Plan Policies - The London Plan 2021

Policy D8 Public Realm

5.1 Development Plans and development proposals should:

- “A **encourage and explore opportunities to create new public realm where appropriate.**
- B ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable.** Lighting, including for advertisements, should be carefully considered and well-designed to minimise intrusive lighting infrastructure and reduce light pollution.
- C *maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on street parking, which can obstruct people’s safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds.*
- D be based on an understanding of how the public realm in an area function and creates a sense of place during different times of the day and night, days of the week and times of the year. They should demonstrate an understanding of how people use the public realm, and the types, location, and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists.**
- E ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area.** The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible
- F ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings, and the design of buildings contributes to a vibrant public realm**
- G *ensure buildings are of a design that activates and defines the public realm and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm*
- H *ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules*

governing the space to those required for its safe management in accordance with the Public London Charter

- I incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity*
- J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place*
- K ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused*
- L explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets*
- M create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm*
- N ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines*
- O ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.”*

space to step back and see them. Pedestrian routes through the City radiate from the square. People cross the space constantly, it hums with lunchtime life in summer sunshine and warm evening gatherings. It keeps the City human.

Historically, open space has been very limited in this tight urban grain, so the few places where sunlight actually reaches the ground, creating a comfortable place for people to gather and enjoy the public realm, are especially important.

St Helen’s Square has been designed to encourage people to sit, eat and talk along the lively pedestrian routes through the space. The curving seating walls and movable deck chairs offer endless possibilities for sitting in pairs, groups or quietly contemplating the scene alone. People can follow the sun or seek shade, depending on the temperature. There is a sense of free and spontaneous engagement with one another and the urban scene. The open sky and sunlight with luxuriant greenery give instant relief in the dense, febrile atmosphere of the City. It is a place to escape the tensions of the office, make human contact and enjoy open air in the middle of a day often bookended by long, dark commutes.

William Whyte’s seminal studies of pedestrian movements in New York have shown not only how these simple gestures towards human comfort and interaction can transform how spaces are used. He also demonstrated how a lively sunlit public realm at street level transforms the safety, productivity and ultimately the value of the buildings that surround it.”

“As the central pivotal space in the Eastern Cluster, St Helen’s Square connects the surrounding thoroughfares and also links to the plazas in front of St Helen’s church and the Gherkin. The easy and visible flow of these spaces and the careful framing of architecture, such as the Lloyd’s Building (Grade I listed), create a reassuring and instinctive wayfinding through the City. It allows people to wander and explore without having to rely on their phone screens.

Kim Wilkie then considers the 2019 consented scheme and compares it with the 2023 application:

“Eric Parry’s consented scheme for 1 Undershaft would make a significant contribution to the City and to London. As the second tallest building in the capital, it is designed to complete the composition of the City Cluster. Tall, slender and carefully positioned to complement its neighbours, the design of the new tower is both elegant and beautiful. It also addresses one of the most important urban spaces at the centre of the City, St Helen’s Square. With its south-facing square and oval connection to the shops below, the consented scheme opens to the space with simple generosity. It maximizes sunlight at street level, welcomes passing pedestrians into the square, reveals the connection between St Helen’s and St Andrew Undershaft and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

The 2023 proposals for an amended scheme that covers or overhangs most of the public realm undermines the beauty and benefits of the consented 2019 design:

- *The amended building would no longer be slender and elegant, fitting gracefully into the composition of the cluster.*

5.2 The assessment of St Helen’s Square undertaken by Kim Wilkie considers the context for the development and the function and contribution that public realm makes to the City. Against that understanding, he then assesses the impact of the development on the public realm, in accordance with the approach in criteria B, C & D of Policy D8. His conclusions are set out in Chapter 4, pages 29 and 31 of the representation and are set out below, firstly on the importance of public realm and St Helen’s Square to the City of London:

“ A city is defined by its public realm – the free, safe and open spaces where people can simply enjoy the sky and fresh air, regardless of age, wealth or background. They can move freely, saunter or sit, seek solitude or company, enjoy direct sun or green shade, snooze or chatter. The buildings may be magnificent, but it is the spaces between them that bring settlements alive and give inhabitants a sense of equality. The denser and taller the city, the more the public realm matters.

The City of London absolutely recognizes the significance of its open spaces and has particularly focused on the public realm at the heart of its tallest buildings – the Eastern Cluster. St Helen’s Square is pivotal. It is the largest open space, faces south and is surrounded both by medieval churches and some of the most iconic buildings of our time. You can only really appreciate and enjoy those buildings if you have the

- *The generous civic space which opens to the south of the building is largely replaced by built form and overhang.*
- *Midday summer sunshine no longer reaches most of the street and square. Reflected morning and evening light is blocked from the centre of the space.*
- *The rare urban moment of generous open sky, framed by fine buildings from the street level is removed.*
- *The viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm.*
- *The ‘comfort and quality of the user experience’ at ground level (prioritized by the City Strategy) is fundamentally compromised.*
- *The pivotal junction of Leadenhall and Lime Streets with St Mary Axe is pinched rather than opened and the connection between St Helen’s and St Andrew Undershaft churches is blocked.”*

5.3 The existing area of St Helen's Square is 2,433 sqm. It is all open to the sky and the elements. A substantial 29% (710 sqm) of that area will be lost because of the increased ground level footprint. This loss is the equivalent of ~7% of publicly accessible open space in the eastern cluster.

The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.

5.4 The proposed building with its over-hanging structure and protruding tongue will leave just 723 sq. m as open space open to the sky. Most of the space will be covered.

5.5 In sharp contrast, the 2019 extent planning permission kept the whole of St Helen's Square and achieved a net gain in area through the design of a lower ground plaza, creating a truly cathedral-like space extending through 1 Undershaft at street level.

5.6 It maximizes sunlight at street level, welcomes passing pedestrians into the space, opens the connection between St Helen's and St Andrew's churches and creates a warm, pivotal civic realm at the heart of the City and enclosed by some of the most iconic buildings in London.

5.7 Taking account of both Kim Wilkie’s views (as summarised above) and the representations prepared separately by dMFK, the application proposals conflict with various key criteria of Policy D8:

- *Criteria A & M : Create new engaging new public realm for all*

Nearly one third of the primary civic space of St Helen’s Square is lost. The proposal for a viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy

access and equitable public realm. It is not a replacement for the loss of space and harm to the character of St Helen’s Square.

- *Criteria D & E : Demonstrate an understanding of how the public realm functions and contributes to a sense of place*

The application does not show an understanding of how the existing public realm is used and its contribution to sense of place. The proposals would diminish St Helen’s Square in terms of its size and function, and its significant contribution to the sense of place in this part of the Eastern Cluster would be lost.

- *Criterion F : Ensure the design of buildings contributes to a vibrant public realm*

The scale, bulk and massing of the base and middle of the building would not be appropriate to the character of St Helen’s Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen’s Square.

- *Criteria G & J - ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided*

Midday summer sunshine would no longer reach most of the square. Reflected morning and evening light would be blocked from the centre of the space. The rare urban moment of generous open sky, framed by fine buildings from the street level, would be removed.

Policy D9 Tall Buildings

... Impacts

C Development proposals should address the following impacts:

1) visual impacts

a) the views of buildings from different distances:

i long-range views – these require attention to be paid to the design of the top of the building. It should make a positive contribution to the existing and emerging skyline and not adversely affect local or strategic views

ii mid-range views from the surrounding neighbourhood – particular attention should be paid to the form and proportions of the building. It should make a positive contribution to the local townscape in terms of legibility, proportions and materiality

iii immediate views from the surrounding streets – attention should be paid to the base of the building. It should have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks and other open spaces

there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy.

- b) whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding
- c) architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan
- d) **proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area ...**

Public access

D Free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.

The supporting text includes the following key paragraphs:

The higher the building the greater the level of scrutiny that is required of its design. In addition, tall buildings that are referable to the Mayor, must be subject to the particular design scrutiny requirements set out in Part D of Policy D4 Delivering good design.

A tall building can be considered to be made up of three main parts: a top, middle, and base. The top includes the upper floors, and roof-top mechanical or telecommunications equipment and amenity space. The top should be designed to make a positive contribution to the quality and character of the skyline, and mechanical and telecommunications equipment must be integrated in the total building design. Not all tall buildings need to be iconic landmarks and the design of the top of the building (i.e. the form, profile and materiality) should relate to the building’s role within the existing context of London’s skyline. Where publicly-accessible areas, including viewing areas on upper floors, are provided as a public benefit of the development, they should be freely accessible and in accordance with Part G of Policy D8 Public realm. Well-designed safety measures should be integrated into the design of tall buildings and must ensure personal safety at height.

The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of sunlight and shadowing there is in the public realm and by surrounding properties.

The base of the tall building is its lower storeys. The function of the base should be to frame the public realm and streetscape, articulate entrances, and help create an attractive and lively public realm which provides a safe, inclusive, interesting, and comfortable pedestrian

experience. The base should integrate with the street frontage of adjacent buildings and, where appropriate, enable the building to transition down in height.”

5.8

Stephen Levrant of Heritage Architecture reaches the following conclusions that are directly relevant to Policy D9 and the design and heritage policies in the City Local Plan:

1. St. Helen’s Square is an open public space of considerable townscape value by virtue of its form, contribution to accessible public realm, and historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects in the 1960s).

2. The creation of the square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public.

3. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen’s Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).

4. St Helen’s Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.

5. The submitted assessment (Tavernor, Dec 2023) admits that the intrusion of the revised proposals on the square would incur ‘some harm’ to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals, undertaking an internal balancing exercise to come to this conclusion. It is strongly contended the design changes do not offset the harm. The loss of open space is not “slight” and the ‘benefits’ of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.

6. The significance of St Helen’s Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in ‘no harm’ overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen’s Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

7. It is evident that the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance (see proposed views 53, 55, 56, 61 and 64 within TVIA, Tavernor, Dec.23). These are assessed in further detail within Section E of this report.

8. This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point.

9. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

10. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.

11. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.

12. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Paul's Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building. The original design approach to the base of the building was a considerable heritage benefit and was afforded significant material weight as part of the original application.

13. When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved pedestrian connection between the two medieval churches, stating: "The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings.** This benefit is lost in the present design.

14. The current design proposal has been assessed against a now outdated version of the NPPF, and so fails to address the concept of 'beauty'.

15. The previous design, of 2016 (consented 2019), was undoubtedly 'beautiful'. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The consented tower respected the footprint and the open square setting. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the

Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way.

16. The 'tall building' character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

17. The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space. The attempts at high-level public access, including that of the existing building on the site, through to the abandoned city schemes and High Paddington, were all failures. Other attempts at high-level free public access still suffer from a threshold barrier a casual or momentary engagement prevalent at the open Square at ground is entirely lacking and a deliberate investment in time and effort is required to make the journey upwards, placing an obligation on the participant. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

18. The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design, which** requires that new development promote an attractive environment by: Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.

19. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** also stresses that: The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted. The revised proposal is thus considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City's most important heritage assets.

20. As stated within para.206 of the NPPF (2023), 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.

is asserted this justification in respect of settings has not been provided within the submitted reports.

21. It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

5.9 Overall, the application conflicts with the two key policies of the London Plan - Policy D8 public realm, and Policy D9 tall buildings.

6. City Plan 2040 – Revised Proposed Submission Draft

6.1 The City Plan is being reviewed. The revised proposed submission draft, City Plan 2040, reflects the City of London’s proposals for a replacement plan. It does not carry as much weight as the adopted City Plan, or the London Plan, but is an important statement of the proposed policies to promote and guide development in the City over the next 15 years.

Draft Policy S12: Tall Buildings

“... 5. The suitability of sites for tall buildings within the identified areas and their design, height, scale and massing should take into consideration local heritage assets and other localised factors relating to townscape character and microclimate...”

Impacts

1. Tall buildings must have regard to:
 - the potential effect on the City skyline, the wider London skyline and historic skyline features;
 - **the character and amenity of their surroundings, including the relationship with existing and consented tall buildings;**
 - **the significance of heritage assets and their immediate and wider settings;**
 - **the environmental impact on the surrounding buildings and public realm, including daylight and sunlight, solar glare, solar convergence, overshadowing and wind shear, and the capacity of the City’s streets and spaces to accommodate the development.** Consideration should be given to how the design of tall buildings can assist with the dispersal of air pollutants...

Design and public access

2. The design of tall buildings must:
 - achieve exemplar standard of architectural quality and sustainable and accessible building design;
 - enhance the City skyline and views;
 - provide adequate levels of daylight and sunlight within the new development;
 - **make a positive contribution to the townscape character;**

- **make a positive contribution to the quality of public realm, incorporate active frontages at ground floor and create a positive pedestrian experience;**
- **maintain adequate distance between buildings to ensure high quality experience at the street level;**
- **enhance permeability by providing the maximum feasible amount of publicly accessible open space at street level;**
- *incorporate publicly accessible open space within the building and its curtilage, including free to enter, publicly accessible elevated spaces at upper levels, which may include culture, retail, leisure or education facilities, open spaces including roof gardens or public viewing galleries;*
- *provide consolidation of servicing and deliveries to reduce potential vehicle movements;*
- *mitigate adverse impacts on the microclimate and amenity of the site and surrounding area and avoid the creation of building canyons; and*
- *demonstrate consideration of public safety requirements as part of the overall design.*

6.2 The proposal conflicts with Policy S12. The comments on Policy CS10 of the City Local Plan and Policies D8 and D9 apply with equal force to this draft policy.

Draft Strategic Policy S21: City Cluster

6.3 The City Cluster Key Area of Change will accommodate a significant growth in office floorspace and employment, including through the construction of tall buildings, together with complementary land uses, transport, public realm and security enhancements, by;

1. *Increasing the provision of attractive world class buildings that are sustainable and offer a range of office accommodation to cater for the needs of varied office occupiers;*
2. *Encouraging complementary uses including leisure, culture and retail to support the primary office function in this area and providing active frontages at ground level.*
3. *Transforming Leadenhall Market into a seven day-week vibrant destination by encouraging culture, retail, food & beverage and other complementary uses, while preserving and enhancing its historic character and appearance.*
4. *Requiring the provision of **new and improved open spaces at ground level**, free to enter publicly accessible spaces such as roof gardens and roof terraces, and cultural and leisure destinations and other facilities, that will provide additional public space and experiences for people working in the City alongside visitors and residents.*
5. *Delivering tall buildings on appropriate sites in line with Policy S12 (Tall buildings) ensuring they positively contribute to the City's skyline, preserving*

heritage assets and their settings, taking account of the effect on the London skyline and on protected views;

6. *Ensuring development proposals have regard to the immediate setting of Bevis Marks Synagogue (as set out in the Policy Map). Developments should form a positive relationship with the Synagogue without dominating or detracting from its architectural and historic value; and ensuring that the historic elements of the Synagogue's setting are preserved and enhanced.*
7. *Protecting the City's businesses, workers, residents and visitors against crime and terrorism by promoting the natural surveillance of streets, open spaces and buildings and implementing area-wide security measures, funded in part through s106 planning obligations;*
8. **Enhancing the streets, spaces and public realm to improve connectivity into and through the Cluster, and prioritising pedestrian movement in key streets such as St Mary Axe, Leadenhall Street and Lime Street; and creating new pedestrian routes through – and improving the accessibility of – Leadenhall Market.**
9. *Improving north-south connectivity for walking, wheeling and cycling through Gracechurch Street and Bishopsgate and east-west connectivity from Aldgate in the east to Bank in the west;*
10. **Delivering a high-quality public realm, maintaining the quality of the microclimate and increasing urban greening;**
11. **Activating streets, spaces and public realm at the ground floor and improving wayfinding through the streets and alleys.**
12. **Improving walking and cycling into and through the Cluster. Pedestrian movement should be given priority through re-allocation of road space on key routes during daytime.**
13. *Ensuring the provision of high-quality utilities and communications infrastructure and efficient use of the subsurface through early engagement and joint working between developers and utility providers;*
14. *Ensuring an area wide approach is 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;***
15. *Introducing new approaches to freight, construction logistics and servicing and delivering improvements to public transport to ensure the City Cluster can accommodate the planned level of growth.”*

6.4 The revised proposed submission draft of the City Plan 2040 provides a clear indication of the direction of travel of policy relating to the protection and provision of open spaces. The proposal fails to enhance the primary civic space, St Helen's Square, a key requirement of draft Policy S21 and the adopted City Local Plan, and the London Plan.

Draft Policy S14: Open Spaces and Green Infrastructure

6.5 The City Corporation will work in partnership with developers, landowners, the churches and other agencies to promote a greener City by:

1. **Protecting existing open and green space;**
2. **Seeking the provision of new open and green space through development, public realm, or transportation improvements;**
3. *Increasing public access to existing and new open spaces;*
4. *Creating, maintaining and encouraging high quality green infrastructure;*
5. *Using planting and habitat creation to enhance biodiversity, combat the impacts of climate change and improve air quality;*
6. *Promoting the greening of the City through new development opportunities and refurbishments;*
7. *Ensuring new development and refurbishment protect and enhance the City's biodiversity; and*
8. *Ensuring that the provision of new and enhanced open space, biodiversity and urban greening takes account of and contributes toward the green corridors identified in Figure 18 and the City Corporation's Biodiversity Action Plan."*

Draft Policy OS1: Protection and Provision of Open Spaces

"The quantity, quality and accessibility of public open space will be maintained and improved.

1. **Existing open space will be protected and enhanced. Any loss of existing open space should be wholly exceptional, and it must be replaced on redevelopment by open space of equal or improved quantity and quality on or near the site. The loss of historic open spaces will be resisted;**
2. **Additional publicly accessible open space and pedestrian routes will be sought in major developments, particularly in and near to areas of open space deficiency, in areas such as the riverside where it is a key component of placemaking, and where pedestrian modelling shows significant pressure on City streets;**
3. *Further open spaces will be created from underused highways and on development sites where feasible. Wherever possible, existing private spaces will be secured as publicly accessible open spaces as part of development;*
4. *Improvements to the accessibility, inclusion, design, greening, lighting and biodiversity of existing open spaces will be promoted and, where relevant, secured through development; and*
5. *Open spaces must be designed to meet the requirements of all the City's communities. They should be free, accessible, welcoming and inclusive. **The***

design of open spaces should consider their context and how their use could contribute positively to the life of the Square Mile. This should include consideration of how seating, planting, lighting, and routes are designed and located; the potential for water features and noise attenuation; and opportunities for play, sport, recreation and leisure, taking into account likely users of the space...."

6.6 The draft policies for the public realm apply an even higher test for the loss of existing open space than the existing Policy CS19 of the adopted plan.

6.7 Any loss of existing open space should be **"wholly exceptional"**, and it **"must be replaced"** on redevelopment by open space of equal or improved quantity and quality on or near the site.

6.8 The loss of historic open spaces will be resisted. The supporting text to Policy 13.2 emphasises the importance of ground level open space. It states that:

*"As the City changes, **there is a need for open spaces to play an increased role in supporting the life of the City.** Open spaces provide a unique setting for people to spend time in free and accessible spaces, where they can pursue a variety of activities or simply enjoy being outdoors. **Some parts of the City would benefit substantially from increased and improved open space provision...."***

*Other places, such as the City Cluster, where there are deficiencies in open spaces and high-density development, will need to ensure that **existing ground level open space works hard and is of an exemplary standard of design.** New spaces at ground level should be created where possible and supplemented through the addition of publicly accessible roof gardens and other spaces.*

6.9 The policy places the priority on existing ground level open space. It emphasises that new spaces at ground level should be created and supplemented through the addition of publicly accessible roof gardens. This means that roof gardens can supplement but cannot replace ground level publicly accessible open space.

6.10 In conclusion, the proposals conflict with the policies relating to design, heritage and open space in the City of London Local Plan 2015, and the Emerging 2040 submission draft. The protection of existing open space, the improvement of existing open space, and the provision of more open space, preferably at street level, is a fundamental theme of the policies of the plan, reinforced by the Emerging 2040 Plan.

6.11 This conflict with multiple policies results in a serious level of harm which goes to the heart of the adopted and draft City Local Plans, and the London Plan.

7. National Planning Guidance & Legislation on Heritage & Design

7.1 National Guidance and legislation on heritage and design has been assessed in the Heritage and Townscape Assessment by Stephen Levrant of Heritage Architecture and is set out in this chapter.

Planning (Listed Building and Conservation Areas) Act, 1990.

7.2 Section 66 of the Act requires the Local Planning Authority to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,” when considering whether to grant planning permission.

7.3 It is strongly maintained that St Helen’s Square makes a positive contribution to the setting of St Andrews Church (Grade 1) and the Lloyds Register (Grade I), and its spatial quality should be preserved in accordance with the requirements of Section 66 of the Act.

National Planning Policy Framework (NPPF) December 2023

7.4 The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (NPPF para 8, point c).

7.5 Para 20 (point d) of the NPPF confirms that:

‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking) and make sufficient provision for:

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

7.6 As set out in Section F of the Heritage and Townscape Assessment, the revised scheme lacks ‘beauty’ and challenges the surrounding built environment, both modern and historic, through its complete lack of coherence and repose. Instead, it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance.

7.7 The NPPF (para 205) stresses that:

“...‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

7.8 It will be evident that great weight must be given to preserving the setting of important, Grade I heritage assets in the City, including those adjacent to the application site.

7.9 Para 206 of the NPPF stresses that:

‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’ [our emphasis added].

7.10 This justification has not been provided within the submitted Planning Statement and the degree of harm has been underplayed within the submitted Built Heritage Assessment.

7.11 As the degree of harm was not recognised within the submitted heritage report, para 208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates:

‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

7.12 It is clear the design proposals will result in some ‘less than substantial harm’ to the settings of nearby heritage assets. This is identified within the text of the applicant’s built heritage report and subsequently (but incorrectly) discounted through the suggestion the design outweighs this harm.

7.13 This conclusion is misleading and leads to a misjudgement that para 208 of the NPPF should not be engaged. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.

Conclusion

7.14 Overall, the proposal appears jarring and alien in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable.

7.15 The revised proposals for 1 Undershaft are in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act,

the NPPF (2023) and Local Planning Policies, with reference to Policy D9 (point d) of the London Plan 2021 which states:

“proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area”.

In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise.

There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material ‘harm’ to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen’s Square, and the townscape of St Mary Axe and Leadenhall.

8.0 Tulip Case Study

- 8.1 In November 2021, the Decision on: Land Adjacent to 20 Bury Street, London EC3A 5AX, Application Ref: 18/01213/FULEIA was issued by the Minister of State for Housing on behalf of the Secretary of State (SoS). The scheme, widely referred to as ‘the Tulip’ was dismissed following a Public Inquiry. The Inspector’s Report was dated 24 June 2021. The following sections from the Report are relevant to the current proposals.

Key Points of Relevance to the 1 Undershaft Application

- 8.2 The Tulip involved the loss of public space at street level. There were proposals to mitigate this loss by creating new open space at street level and connected to the street on the roof of a pavilion.

- 8.3 The Mayor of London objected strongly on the grounds that the proposal conflicted with policy D9 of the then recently adopted London Plan. The Mayor made the following points in 8.5 to 8.15:

*“8.5 The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as posing a challenge for achieving the policy ambitions for growth.** The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and as **the intended setting for the Gherkin**”.*

- 8.4 This point stresses that open spaces within the Eastern Cluster should seek to be preserved, not only as significant contributors to the public experience of the area, but also as contributors to the designed setting for new Tall Buildings. This decision places considerable weight on the existing townscape character of the area, and its interrelationship to open public spaces. Paragraph 8.6 presses this point, stating that:

*“Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination... . In addition, the plaza has **significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city.** It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success”.*

- 8.5 On the differentiation of ‘public open space’ at 8.14:

“The difference between public realm at ground level and other levels is reflected in policy, in particular the more demanding requirement for its provision in emerging CoL policy (point 8.14)”.

8.6 The Mayor notes *“this was identified as a concern by the London Review Panel which observed that the roof terrace was not equivalent to fully public open space at street level”.*

8.7 Point 8.15 of the decision letter is also of relevance as it highlights the issue of access, stating that the Tulip proposal would mean that:

“Access would be regulated, restricted, and managed by security staff. It would be another heavily programmed space. The proposals would conflict with NLP policy D5, D8 and D9, LP policies CS7, CS10 and DM 10.1, the aims of the CoL Public Realm SPD, and the objectives of the City Cluster Vision 2019. This should be given very substantial weight”.

8.8 We share this concern about the roof gardens in 1 Undershaft. It is inevitable that some security will be required as visitors enter 1 Undershaft to use the lifts to the gardens. Even if it is less controlled than the Tulip, it requires entering a building and going up and down to the 11th floor in a lift. This is not the same experience as walking casually into or through St Helens Square at any time of day or night, as is currently the case and would continue to be with the extant 2019 permission.

8.9 The Mayor states at 8.65:

“...there is no evidence at all before the Inquiry that the proposals would bring additional visitors to the Tower of London. It was also accepted that an understanding of London’s heritage is better gained from visits to the assets themselves. Moreover, elevated views of London’s heritage are plainly something offered by all consented and existing viewing galleries.”

8.10 On this basis, the Mayor does not consider there to be any material heritage benefits of the viewing platform. We take a similar view on the viewing platform above Leadenhall Street in 1 Undershaft. There is no heritage benefit from that view being created. St Paul’s appears “naturally” in countless views from streets and spaces in the City and around London. There are many viewing points of St Paul’s from galleries and tall buildings. There is no need for another which overhangs and puts an existing public space into shadow and removing a remarkable view of the sky framed by ancient and modern buildings.

8.11 These submissions by the Mayor on the Tulip are highly relevant to the current case and the loss of part of St Helen’s Square.

8.12 The Inspector concluded that despite the proposed mitigation there was conflict with Policy D9 of the NLP and Policy CS X of the City of London Local Plan. He states at 14.66 to 14.69:

“14.66 The plaza around the Gherkin is one of very few open spaces in the Cluster and identified as a Principal public space in the City Cluster Vision. This aligns with Aim 3 of the City Public Realm SPD for less cluttered spaces.

14.68 As much of the scheme would be built on areas currently occupied by the ramp or the offices at 20 Bury Street, the effective loss of open space would be limited to two triangles of the plaza between the Gherkin and the roads on either side. Most of the proposals would stand on space that is not currently available to pedestrians. On the other hand, the buildings would occupy some useful areas around the Gherkin and half of its 360o setting would be lost. Functionally, there would be less space at ground level for public use or circulation, and the whole arrangement would be more complicated, while there would be more demand for open space. In restoring the street frontage, and reflecting the Gherkin’s glazing, the Pavilion would also further enclose St. Mary’s Axe and reduce the sense of openness along the street. Shrinking the ground level open space would also harm the character of the plaza as a plinth to the Gherkin...

14.69 In conclusion, I consider that, both visually and functionally, there would be harm and benefit compared with the current arrangement. While finely balanced, I find that the loss of public open space at ground level, and the intrusions into the plaza as a plinth to the Gherkin, would outweigh the increased public open space on the roof of the Pavilion, and additional seating in the Pocket Park, as well as the removal of the ramp and its retaining wall. Overall, the proposals for the plaza count against the scheme.”

8.13 This was part of the harm which led the Inspector to recommend refusal of the application. The main reason was harm to the setting of heritage assets.

8.14 The Secretary of State (“SOS”) agreed with the Inspector. On the loss of, and impact on public space, the SOS agreed that the proposals count against the scheme at paragraph 30:

“30. In respect of the plaza, for the reasons given at IR14.66-14.69, the Secretary of State agrees with the Inspector that both visually and functionally, there would be harm and benefit compared with the current arrangement. He agrees that the loss of public open space at ground level, and the intrusions into the plaza as a plinth to the Gherkin, would outweigh the increased public open space on the roof of the Pavilion, and additional seating in the Pocket Park, as well as the removal of the ramp and its retaining wall. For the reasons given at IR14.128, he agrees with the Inspector that the proposal would be contrary to Policy D8 of the NLP and for the reasons given at IR14.135 contrary to Policy CS7.3 of the LP and that overall, that the proposals for the plaza count against the scheme. He attaches limited weight to this harm.”

8.15 He attached limited weight to this harm on the circumstances of that proposal. But it is part of his conclusion that the proposals were not in accordance with the Development Plan.

8.16 The Mayor made the following points in 8.5 to 8.6:

*“8.5 The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as***

posing a challenge for achieving the policy ambitions for growth. *The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and as the intended setting for the Gherkin”.*

8.6 Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination. They also underpin its identification as one of only two primary civic spaces in the Cluster. Those opportunities have been readily taken up, through the popular food market, cafe seating and the exhibition of sculpture. These uses are fully aligned with public realm policy and meet the needs of the City’s workers. They are only examples of how the space can be used and are not determinative of its potential. In addition, the plaza has significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city. It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success.”

8.17 St Helen’s Square is the other primary civic space of strategic importance in the Eastern Cluster. The same opportunities for activation apply to St Helen’s Square. This requires a space with scale and high quality of sunlight and daylight, and a sense of place.

Representations on behalf of C C Land – 23 April 2024



Project: 1 Undershaft – The Leadenhall Building

HERITAGE NOTE

by STEPHEN LEVRANT HERITAGE ARCHITECTURE LTD

April 2024



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EXECUTIVE SUMMARY AND CONCLUSIONS

1. St. Helen's Square is an open public space of considerable townscape value by virtue of its form, contribution to accessible public realm, and historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects in the 1960s).
2. The creation of the square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public.
3. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen's Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).
4. St Helen's Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.
5. The submitted assessment (Tavernor, Dec 2023) admits that the intrusion of the revised proposals on the square would incur 'some harm' to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals, undertaking an internal balancing exercise to come to this conclusion. It is strongly contended the design changes do not offset the harm. The loss of open space is not "slight" and the 'benefits' of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.
6. The significance of St Helen's Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in 'no harm' overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen's Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development

- must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.
7. It is evident that the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance (see proposed views 53, 55, 56, 61 and 64 within TVIA, Tavernor, Dec.23). These are assessed in further detail within Section E of this report.
 8. This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point.
 9. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'.
where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
 10. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.
 11. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.
 12. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Paul's Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building. The original design approach to the base of the building was a considerable heritage benefit and was afforded significant material weight as part of the original application.

13. When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved pedestrian connection between the two medieval churches, stating: *“The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings.*** This benefit is lost in the present design.
14. The current design proposal has been assessed against a now outdated version of the NPPF, and so fails to address the concept of ‘beauty’.
15. The previous design, of 2016 (consented 2019), was undoubtedly ‘beautiful’. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The consented tower respected the footprint and the open square setting. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall Building, with elements of the construction exposed in a light yet ‘truthful’ way.
16. The ‘tall building’ character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.
17. The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue

- together with the enlarged footprint, have eroded the character and ambience of the open space. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen’s Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant.
18. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.
 19. The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design, which** requires that new development promote an attractive environment by: *Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.*
 20. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** also stresses that: *The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.* The revised proposal is thus considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City’s most important heritage assets.
 21. As stated within para.206 of the NPPF (2023), *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.* It is asserted this justification in respect of settings has not been provided within the submitted reports.
 22. It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

A. INTRODUCTION

1.1 Instruction and purpose of report

1. Stephen Levrant Heritage Architecture ('SLHA') have been commissioned by CC Land to provide an objective review of the revised proposals for No.1 Undershaft, Bishopsgate, London (henceforth referred to as 'the Site' or '1 Undershaft').
2. The Site is orientated to the south aspect of Undershaft and is bounded by the Grade I listed church of St. Helen Bishopsgate to the north, the piazza of St. Helen's square and Leadenhall Street to the south, St. Mary Axe to the east, 22 Bishopsgate and the buildings of 1 Great St. Helen's and 122 Leadenhall Street are located to the west and southwest.



Figure 1: Listed Buildings map. Site boundary outlined in red. Grade I LBs in purple, Grade II* in blue and Grade II in green. No.1, 12 and 16 are considered to be the most affected by the revised proposals for 1 Undershaft.

3. As illustrated by Figure 1 above, the Site is located within the setting of a number of Listed Buildings. The key designated heritage assets which are the focus of this review are:

- St Helen's Church Bishopsgate (Grade I) – No.1, Fig.1
- The Lloyds Building (Grade I) – No.12, Fig.1
- St Andrew Undershaft Church (Grade I) No.16, Fig.1

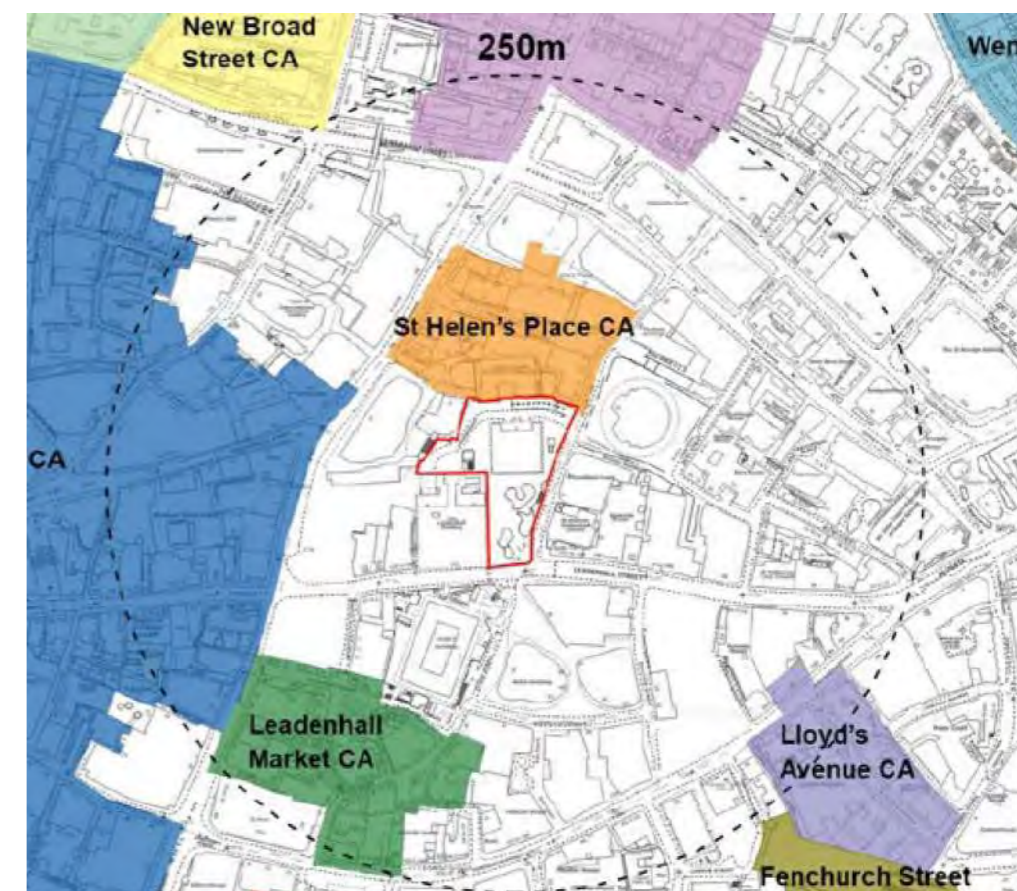


Figure 2: Conservation Areas map. Site boundary outlined in red. St Helen's Place CA shaded orange is the key designated area which is considered to be impacted by the revised proposals. Source: Map adapted from ES VOL II – Built Heritage, Tavernor, Dec 2023).

4. Although the Site is not located within a designated Conservation Area, the boundary of the St. Helen's Place Conservation Area is located to the immediate north of Undershaft; and the Bank and the Leadenhall Market Conservation Areas are located on the west and south sides of Bishopsgate and Leadenhall Street respectively.

5. 1 Undershaft falls within the Eastern Cluster and is in the immediate vicinity of prominent buildings at 30 St Mary Axe (The ‘Gherkin’), 122 Leadenhall Street (Leadenhall Building / the ‘Cheesegrater’), Tower 42, 52-54 Lime Street (The Scalpel) and the proposed developments at 6-8 Bishopsgate and 22 Bishopsgate.
6. The most recent planning application for the Site (ref. 16/00075/FULEIA) (the “Consented Scheme”) was in January 2016 and granted on 08 November 2019 for: *“Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]”*.
7. A revised planning application has been submitted (December 2023, Planning ref: 23/01423/FULEIA), incorporating a number of design changes, including: introduction of a new Podium Garden at Level 11, additional massing extruded from levels 14 to 47 that extends outwards from the main square massing volume and changes to materiality and form. Please refer to the 2019 Design and Access Statement Report (Eric Parry Architects) and the 2019 Planning Statement (DP9 Ltd) for full details of the revised proposals.
8. This report will demonstrate that these design changes will have a considerable adverse impact upon the settings of designated heritage assets and public amenity space within the immediate setting of 1 Undershaft.
9. The purpose of the following report is to assess the significance of St Helen’s Square as a component of both the built historic environment and as an integral public open space within the eastern cluster, which has gained a reputation of considerable international significance as the financial epicentre of the City of London. This significance is signalled through the quality and scale of architecture, with buildings old and new working harmoniously as a direct result of careful and well-articulated town planning.

1.2 Qualifications and experience

10. SLHA is a nationally recognised practice of Conservation Architects, Heritage Planners, Surveyors and Historic Building Consultants with offices in London, Manchester and Bristol.
11. Stephen Levrant is a chartered architect and Principal Architect of Heritage Architecture Ltd, a practice specialising in matters concerned with the historic and cultural environment.
12. After graduating from the Architectural Association School of Architecture in 1975, Stephen subsequently attained a further Diploma in Conservation from the Architectural Association in 1979 and has been a member of the Institute of Historic Building Conservation since its inception. Stephen Levrant has been elected a Fellow of the Royal Society of Arts, and of the Association for Studies in the Conservation of Historic Buildings and served on the latter committee for many years.
13. As a practice, Stephen Levrant Heritage Architecture has carried out innumerable appraisals within various legislative environments throughout the life of the company and have made a particular speciality of addressing the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) as well its predecessors.
14. Heritage Architecture conforms to the belief that detailed knowledge and understanding of both the historic environment and existing townscape character are fundamental to informing design proposals to ensure they are responsive to local character. Individual appraisals on heritage assets and wider contextual townscape analysis thus form an integral part of our work.

B. THE SITE AND CONSENTED SCHEME - BACKGROUND

1.3 Summary of Site and current Planning status

15. The former Commercial Union Building (also known as the Aviva Tower, c.28 storeys) is located within the centre of the Planning Application boundary, with an area of publicly accessible open space to the south known as St Helen's Square.
16. The existing building was constructed in the 1960s and was designed by Gollins Melvin Ward Partnership in a geometric style reminiscent of Mies Van Der Rohe. In 1992, the building suffered extensive damage as a result of the Baltic Exchange bombing and was further damaged by the 1993 Bishopsgate bomb. As a result, the building was entirely reclad in the late 1990s.
17. The Aviva Tower is currently covered by a Certificate of Immunity (COI) application (granted Sep 2022 – expiring Sep 2027). The COI means the building was assessed for statutory listing and considered not to be of sufficient interest to warrant statutory protection. It is understood the Twentieth Century Society consider the tower to be a 'non-designated heritage asset' (2023 consultation letter). This was countered by the Local Planning Authority, who have deduced the building does not warrant sufficient interest to warrant non-designated status (Committee report).

1.4 Consultation

18. It is evident there has been an extensive, on-going consultation with the Local Planning Authority and Statutory Consultees over the past decade for the redevelopment of this site.
19. In 2013, proposals for the relandscaping of St Helen's Square were submitted. Historic England (then English Heritage) raised no issue / objection with the proposed relandscaping of the square.
20. Historic England were once again consulted in 2015 for the original Eric Parry scheme (submitted 2016, consented 2019), during which time it was noted: "At ground floor level, in contrast to the impermeable footprint of the existing building, the new design is for a publicly accessible open ground floor below a triple-height raised base. **This allows permeability through the site and a visual connection between the two medieval churches adjacent to the**

site. A large elliptical court will be provided south of the proposed tower, providing a sunken public space, and ramp/stair access to a basement level retail mall that connects to the lift core of the tower to the north" the letter concluded that: "The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings and could clearly result in a heritage benefit**". (HE Letter 15 October 2015).

21. The most recent response from Historic England (in response to the revised proposals 2023) relates to archaeological considerations only.
22. The Twentieth Century Society have raised strong objections to the latest scheme within their letter (dated 26 Feb 2023), stating that: "When constructed, Aviva Tower was widely published and appreciated, seen as setting a new standard for office design... Architectural writer Kenneth Allinson has since reflected on the international significance of the building in popularising the piazza-and-tower system. In 1970 the design was awarded the Structural Steel Design Special Award and the scheme attained the Civic Trust Award for Townscape and Design Co-ordination".
23. The piazza, known today as St Helen's Square formed part of the original masterplan for the area. Its significance and development are detailed further below.

C. SIGNIFICANCE OF THE SITE AND ST. HELEN'S SQUARE

1.5 Introduction

24. As outlined above, the Aviva Tower has been assessed for listing and was considered of insufficient interest to warrant statutory protection. The LPA do not consider the building to be a non-designated heritage asset, consequently the existing building has no recognised protection in local or national planning policy.
25. The Site, inclusive of St. Helen's Square, does however make a contribution to the settings of a number of designated heritage assets including, but not limited to: the church of St. Helen Bishopsgate (Grade I), the Lloyd's Building (Grade I), St Andrew Undershaft Church (Grade I), Leadenhall Market (Grade II*) as well as a number of Grade II listed buildings on Bishopsgate to the northwest and Leadenhall Street to the south west of 1 Undershaft.

1.6 Brief History of the area and Key Buildings relevant to the Proposals

26. The submitted HTVIA (Tavernor Consultancy) provides a comprehensive analysis of the long and varied history of the Site, utilising historic mapping and imagery where appropriate. The HTVIA highlights the significance of the area as a place of high potential for Roman archaeology, due to its siting within the historic settlement of *Londinium* and proximity to the Roman forum and basilica.
27. As noted above, there are two ancient churches in the close vicinity of the Site; St Andrew Undershaft Church established in the mid-12th century and St Helen's Church Bishopsgate in the early 13th century. Whilst each building has been subject to various phases of rebuilding and redevelopment over the centuries, are highly significant examples of Medieval buildings which have survived the great fire of London in 1666 and the subsequent WWII and IRA bombings. These buildings present a significant and rare grouping of pre-19th century buildings which have stood the test of time, as such, despite the significant degree of change and evolution of their setting, it is contended that the setting of these assets must be given considerable weight and importance.
28. The land which would later come to be developed with the Aviva Building was densely developed with narrow dwellings arranged around central courts, resulting in a dense urban form during the 18th century. Historic mapping and

imagery illustrate that Leadenhall Street and St Mary Axe were key thoroughfares lined with terraced buildings. Since the 16th century, a narrow route running east to north-west from St Mary Axe has meandered through the dense grain of former buildings on the site providing one of the principal pedestrian links between the two historic churches. This is exemplified in a series of historic maps in **Table 1, Appendix I.**

29. Historic imagery further suggest St Andrew Undershaft Church was designed to be a local landmark, with some 'breathing room' provided by the width of Leadenhall Street and St Mary Axe. This is well represented in Figures 3 and 4 below).



Figure 3 (left): 1817 engraving, view of corner at Leadenhall Street and St Mary Axe, with the tower of St Andrew Undershaft, ref: 4559. **Figure 4 (right):** View of St Mary Axe and St Andrew Undershaft, c.1911 looking south, ref: 4558. **Source:** London Picture Archive.

30. The character of the area became increasingly commercial throughout the 19th century, which saw the development of buildings such as Leadenhall Market (Grade II*).
31. The area was significantly impacted in the 1940s by enemy bombing, which resulted in substantial devastation of historic built form. This devastation was, however, the catalyst for a new phase of significant town planning which sought to rectify the area around Bishopsgate and St Mary Axe.

1.7 St. Helen's Square – Historical Development and Significance

32. St Helen's Square was established in the early 1960s, forming an open piazza setting to the Commercial Union Bank (the Site) and 122 Leadenhall Street (demolished), which was originally designed to accommodate office space for the Pacific and Oriental Steam Navigation Company (P&O Building).
33. The architectural practice, Gollins Melvin Ward & Partners (GMW), were appointed as lead architect for the redevelopment of the land to the north of Leadenhall Street, with the intention of designing the new office buildings as a harmonious composition of tower blocks, complete with an open piazza. Records suggest GMW persuaded their clients to combine the sites in order to tackle the 'awkward shape' of the Commercial Union site, and the shallow depth of the P & O site. An exchange of land was agreed, and outline planning consent was granted in March 1962.
34. St Helen's Square was developed as part of GMW's masterplan, signalling a new era of office development during the post-war period. The buildings themselves were well-executed examples of structural innovation, utilising both curtain walling and the suspended structural system, which in turn enabled the ground floor of the building to be dramatically lightweight in visually open in appearance. This experience of 'openness' at ground floor was enhanced by the landscaped square (refer to **Figures x and x below**).
35. Terry Brown, former senior partner of GMW Architects, stated: *"The urban design set piece it was part of, in combination with the P&O Building, demolished for the Cheesegrater, was groundbreaking at the time in that it brought two City Giants together to do a classic modern movement urban design scheme with the open space of the CU Plaza. In the fullness of time, this provided an important part of the setting for the Lloyds Building".*¹
36. The project was finally completed in 1969 and won a Civic Trust Award and the 1970 Structural Steel Design Award.² The success of the finalised scheme is further supported by architectural writer, Kenneth Allinson, who suggests the

1 <https://www.architectsjournal.co.uk/archive/parry-tipped-for-tallest-tower-in-city>

2 <https://c20society.org.uk/building-of-the-month/gollins-melvin-ward-partners-aviva-tower-london>

building is of international significance through "popularising the piazza-and-tower system".³

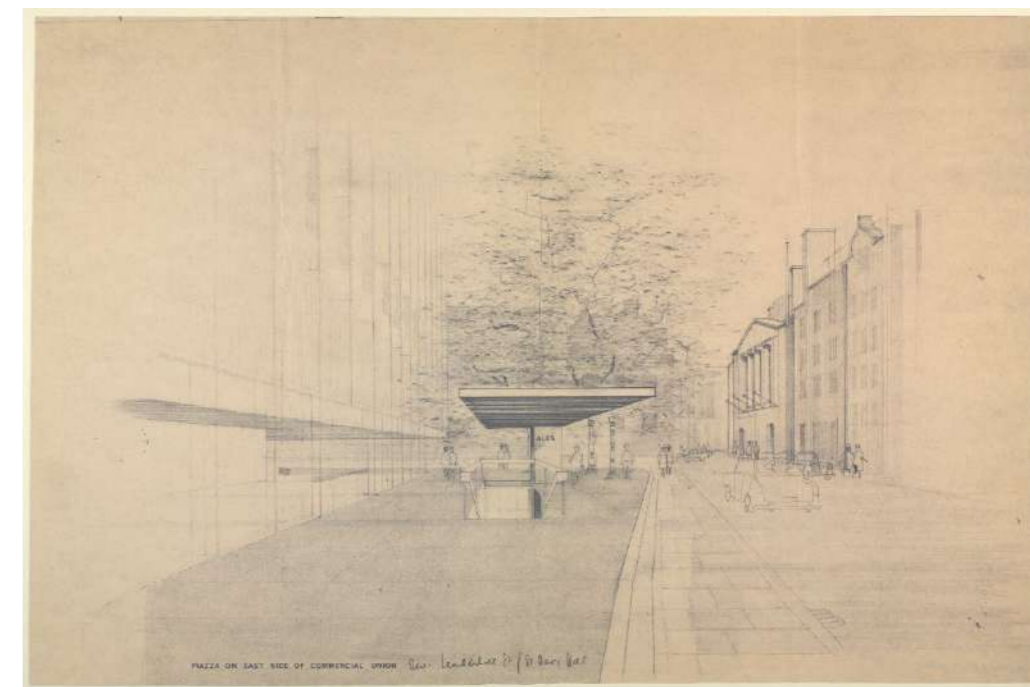


Figure 5: 1964, Artist's Sketch of Piazza on East Side of Commercial Union Building.
Source: London Metropolitan Archives. Reference Code: COL/SVD/PL/02/0597

3 Twentieth Century Society Letter – 26 February 2023



Figure 6: 1980s photo of St Mary Axe and Leadenhall Street, City of London. It incorporates the Aviva building to the left, and Lloyd's Bank on the corner, with the church of St Andrew Undershaft next door. Ref: 53371 **Source:** London Picture Archive.



Figure 7: 1973 Commercial Union Tower (Aviva Tower), 1 Undershaft, City of London: the pedestrian walkway leading into the first-floor of the building (podium level), linking to the P&O building. **Source:** RIBA Ref No RIBA121146.

37. Both St Andrew Undershaft Church and St Helen's Church Bishopsgate were listed at Grade I on 4th January 1950.
38. It can be assumed, therefore, that these assets would have been key considerations during the development phase of the GMW masterplan. This consideration is particularly evident in historic images of the completed development c.1960-1970s, which illustrate the prominence placed on St Andrew Undershaft Church as a local landmark. Although its historic setting has been compromised, the church has maintained its position as part of the setting of the square, forming a key focal point. The creation of the square in the mid-20th century provided an important new public space to the City and revealed the heritage asset in a way that enhances the legibility of the building to the general public. St Helen's Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the three fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.
39. In the 1980s, the Lloyds building (Richard Rogers Partnership - RRP) became part of the City fabric which has addressed the Square from the southern aspect, and although this may not have been an overt criterion in its design, it now has an established relationship and is seen and appreciated in conjunctive views. The Lloyds Building was listed at Grade I on 19th December 2011 for significant architectural and historic interest as a pioneering example of 'High Tech' architecture. The building is also listed for 'group value', for which it is described as having, '*many listed neighbours and it forms a wonderfully incongruous backdrop to many of these in captured vistas throughout the City. It has particular group value with the adjacent Grade II* Leadenhall Market, a significant Victorian commercial building to which Lloyd's itself nods with its glazed atrium*'.
40. Following the establishment of the Lloyds Building in the 1980s, the area saw further change, instigated by the IRA bombings of 1992 and 1993, which resulted in considerable devastation to the Bishopsgate area and a subsequent need for regeneration and rebuilding. The bombing severely affected the Aviva Tower and the P&O building fabric, however, the composition of St Helen's Square and remarkably, the St Andrew Undershaft Church, survived.

41. The need for redevelopment has now been fully realised with the construction of high-quality skyscraper buildings, principally following suit in successful application of the post-modern and High-Tech style, including: “the Gherkin” (Foster + Partners, completed 2004), the Leadenhall Building or ‘the Cheesegrater’ (RSHP, completed 2013) and 22 Bishopsgate (PLP architecture, completed 2020).
42. St Helen’s Square retained its original stepped and sunken form throughout the last 20th – early 21st century, up until the recent relandscaping scheme implemented in c.2017-2018 (by Maylim). Although this has altered the original appearance and levels of the square, the fundamental aspects that maintain its character have been preserved, these being: physical extent, responsiveness to scale of surrounding buildings and relationship to the open sky.



Figure 8: St Helen’s Square today. View looking south-west across the square towards the Leadenhall building. The Grade I listed Lloyds Building is discernible to the far left, to the southern end of Leadenhall Street. The Square has been relandscaped with curved stone planters and tiered pedestrian walkways (completed c.2018).

D. CHARACTER OF THE AREA

1.8 Existing Character

43. For the purposes of this assessment, the study area is limited to the immediacies of the Site, given this is the point of focus with regards to significance and impact. The relative boundaries are St Helen’s Church Bishopsgate to the north, St Andrew Undershaft Church to the east, Lime Street to the south and the A10 to the west.

St Helen’s Square



Figure 9: St Helen’s Square, view orientated south-east. The Grade I listed Lloyds Building is discernible to the far right and the Church of St Andrew Undershaft Church (also Grade I) to the far right. 52-54 Lime Street (The Scalpel) is positioned to the centre of the image. **Source:** Site images, March 2024 – SLHA.

44. St. Helen’s Square is an identifiable, open public space of considerable townscape value, by virtue of its scale, form and contribution to accessible public realm. The Square further benefits from historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects) and physical and visual relationship to surrounding buildings, old and new alike. As noted in the previous section, the square has recently undergone a relandscaping scheme which has altered its original design;

however, the overarching spatial qualities, use and positive relationship to the surrounding townscape remains unchanged.

45. The space is actively used in the summer months, benefitting from being a central location amongst a variety of tall office buildings which receives good sunlight exposure. The scale of the space allows opportunity for activation, attracting large numbers of people and events, and also a place for quiet reflection in the setting of the Church, enhancing its setting. The active use of this square is thus considered to benefit the public experience of the built historic environment.
46. The demolition of the P&O building in 2008 altered the original composition of GMW's masterplan. The Leadenhall building was established in its place. RSHP's website asserts "*the lower levels are recessed on a raking diagonal to create a spectacular, sun-lit seven-storey high space complete with shops, and soft landscaped public space. This public space offers a half-acre extension to the adjacent piazza of St Helen's Square*".⁴

⁴ <https://rsHP.com/projects/office/the-leadenhall-building/>



Figure 10: St Helen's Square (north), view orientated west. East elevation of the Leadenhall Building (aka 'the Cheesegrater') is exposed. The open form of the base of the building evident to the left. **Source:** Site images, March 2024 – SLHA.

Undershaft

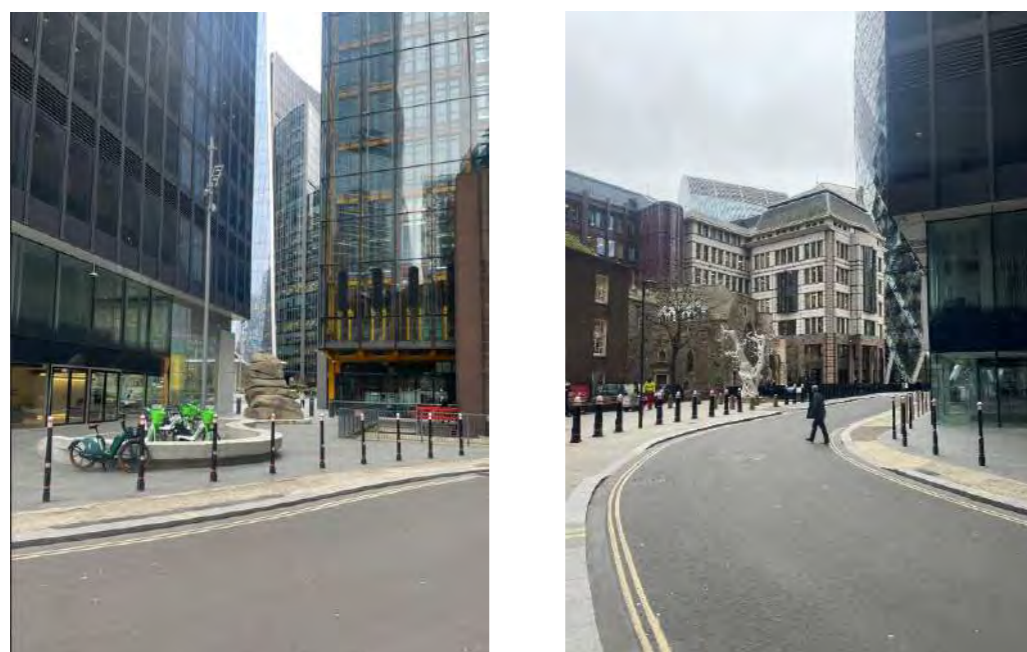


Figure 11 (left): Undershaft west, Aviva Tower to the left and rear of the Leadenhall building to the right, allowing for glimpsed views of St Helens Square. **Figure 12 (right):** View looking south-west across the square towards the Leadenhall building. The Grade I listed Lloyds Building is discernible to the far left, to the southern end of Leadenhall Street. **Source:** Site images, March 2024 – SLHA.

47. The land to the north of the Aviva Tower, known as 'Undershaft', is a comparatively secondary public space, by virtue of its siting, and lack of cohesion with surrounding buildings. Whilst the area is not inherently experienced as a negative space, it is generally used as a 'back-of-house' space to neighbouring buildings, including the Aviva Tower and the Leadenhall Building. This is exacerbated by the car ramp which is located to the south of St Helen's Church Bishopsgateyard (identified as an area of separate townscape character).

Tall Building character



Figure 13 (left): Aviva Tower to the left and rear of the Leadenhall building to the right. **Figure 14 (right):** View looking south across the square towards 52-54 Lime Street, Lloyds Building to the centre right and Leadenhall Building to the far right. **Source:** Site images, March 2024 – SLHA.

48. The 'tall building' typology is the most striking and dominant in this part of the City. Leadenhall Street was historically, and continues to be, the key throughfare running east to west through the City core. The street is now lined with buildings of considerable height and mass, reflecting the changing needs and economic development of London's financial core.
49. The catalyst for this building type was instigated in the mid-20th century in the years after WWII, with the introduction of GMW's Commercial Union Building and the P&O building, for which St Helen's Square provided an open, piazza setting. The innovative use of glazed curtain walling was pioneering for this area, an approach which has been taken for the majority of subsequent tall buildings, which have sought to exemplify modern building technique and are thus, inherently significant examples of their time. Key examples include: the Lloyds Building (Grade I), the Gherkin (41 storeys) and the Leadenhall Building (50 storeys), see Figure 13.

50. More recent developments in the Eastern Cluster, such as 22 Bishopsgate (62 storeys) and 52-52 Lime Street aka the ‘Scalpel’ (38 storeys), are also of considerable height and scale, solidifying the skyscraper identity of this part of the City (Figure 14).
51. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materials and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape.
52. The wide streets and open spaces contained within the eastern cluster are integral to the ability to appreciate each tall building and its architectural interest from a human scale. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

Historic Character



Figure 15 (left): St Andrew Undershaft Church (Grade I), Gherkin visible to the north.
Figure 16 (right): St Helen's Church Bishopsgate Church (Grade I), Gherkin and Aviva Tower visible beyond. **Source:** Site images, March 2024 – SLHA.

53. Areas identified as being of 'historic character' principally relate to buildings or sites which convey pre-19th century origins and are of significant historic interest, including St Helen's Church Bishopsgate and its grounds and the Grade I listed St Andrew Undershaft Church, which is located to the southern aspect of St Mary Axe. Both buildings are significant and rare examples of Medieval townscape fabric which have survived various events, from the Great Fire of London to the IRA bombings of the early 1990s,
54. The fabric, character and materiality of these historic buildings present a tapestry of stone ashlar, brick and slate, signalling the various rebuilding phases over the centuries. This does not diminish their significance by any means, conversely, the eclectic mix of materials emulate the importance of these ecclesiastical buildings in this area over time.

1.9 Proposals – Impact on Character

55. The submitted Townscape Assessment (TVIA, Tavernor, Dec 2023) identifies the Site as being contained within Townscape Area 1: City Cluster. As illustrated in Figure 17 below (adapted from Figure 4.12, pg.14 of the submitted TVIA) this is a substantial area, covering nearly the full extent of 250m radius around the Site.

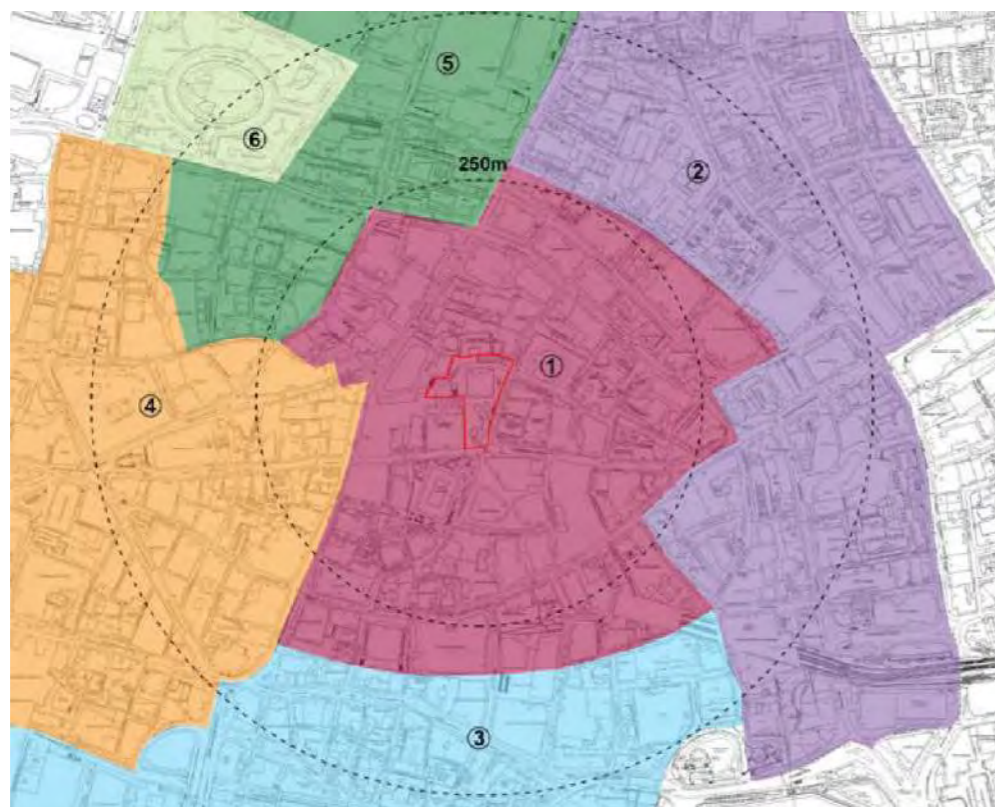


Figure 17: Townscape Character Areas Map. **Source:** Tavernor ES VOL II, Townscape report, December 2023).

56. Within the assessment, there is little suggestion of the distinction of particular key open spaces, individual character (as suggested above) or how these are experienced in tandem with one another. The assessment of TCA1 fails to mention St Helen’s Square and its significant contribution of open public space, and the benefit this has on the legibility and permeability of the townscape.

57. The assessment simply states that: *There are some historic buildings, including the neighbouring Grade I listed churches, and pockets of historic townscape (primarily St. Helen’s Place and Leadenhall Market Conservation Areas) within this TCA, all of which are set within close proximity to tall modern development.*

The Proposed Development would be consistent with this existing townscape context in which the heritage assets are experienced and, while in some cases intensifying it, the Proposed Development would not change the fundamental character of that townscape context.

58. This assessment is heavily oversimplified and does not convey the nuances of the character and building typology of this area. This oversimplification of the baseline has led to an oversimplification of the impact on character.

59. It is evident that the revised proposals for the Site will have a *fundamental* and *significant impact* on the way in which heritage assets are understood and experienced within their setting. This is addressed in further detail in the following section, utilising the verified visuals from both the 2019 application and subsequent 2023 Planning application.

E. BUILT HERITAGE AND TOWNSCAPE IMPACT - DISCUSSION

1.10 Introduction

60. The approved 2019 application and subsequent 2023 application for 1 Undershaft is supported by a detailed Built Heritage and Townscape assessment (Tavernor Consultancy), comprising two separate reports (submitted as ES Vol II, parts 1, 2 and 3 respectively).
61. Within the revised application, the Built Heritage and Townscape assessment is supported by verified views (70 locations were agreed with the CoL), supplementary non-verified views (27) and supplementary verified renders (24). The focus of the following report is on local, streetscape views around Leadenhall Street, St Mary Axe and Undershaft.
62. The key material change relates to how the base of the revised proposals relate to the existing heritage and townscape context around Leadenhall Street, Undershaft and St Mary Axe respectively.
63. In light of the above, the following impact discussion focusses primarily on the potential impact on receptors in the immediate setting of the Site.

1.11 Importance of the baseline – Significance of St Helen’s Square

64. An understanding of the baseline position (i.e. existing setting) is of considerable importance, as it is the ‘true’ position from which to assess whether a proposal will incur a beneficial, neutral, or negative effect.
65. The built heritage and townscape report (Tavernor, 2023) appears to understand the significance of St Helen’s square as a positive contributor to the setting of St Andrew Undershaft Church, stating that: *“The existing plaza on the Site is a post-war intervention and does not reflect the historic setting of these listed buildings. It is not an aspect of setting that contributes directly to the heritage significance of the Church and associated railings and its heritage significance would not be affected in principle by the remodelling of this space as envisaged by the Proposed Development. The **existing open space does, however, form a positive aspect of the modern setting of the Church by enable open views across the square and from Leadenhall Street. Whilst the open square is not part of the historic setting of the church, it does nonetheless enable an appreciation of its special architectural and historic interest (i.e.***

its heritage significance) by increasing the listed building’s prominence in the streetscape” (pg.316, Built Heritage report, Tavernor Dec. 2023).

66. The assessment also admits that the intrusion of the revised proposals on the square would incur some harm to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals. The assessment states that: *“Overall, **the Proposed Development would result in a slight adverse impact on the ability to appreciate the heritage significance of the church though the increase in massing and subsequent slight loss of open space from which to appreciate the church.** However, the Proposed Development would also result in numerous beneficial impacts to the setting of the church, including high-quality architectural design, public realm and landscaping proposals, and contribution to the settings of nearby heritage assets (pg.316, Built Heritage report, Tavernor Dec. 2023).*
67. The loss of open space is not “slight” and the ‘benefits’ of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.
68. As noted in the significance appraisal above, St Helen’s Square was a carefully considered and well-articulated masterplan which sought to address the physical devastation of the Second World War, whilst signalling a new era of design and innovation with new office buildings, both in their structural form, scale and design; taking cues from the Seagram building in New York.
69. The Square was a significant component of this masterplan, addressing the scale and ambition of the new office buildings. The Square has a secondary layer of significance through its ability to respond equally to historic buildings of a more modest scale, whilst also being an effective and accessible public space.

1.12 Surrounding Heritage Assets – baseline

70. The Built Heritage Assessment identifies the setting of each Grade I listed building around the Site as having ‘low susceptibility for change’. As evidenced within the methodology section, this suggests the *“heritage receptor can accommodate change without altering its significance or ability to appreciate that significance”*. This conclusion is severely reductive and creates a baseline which is open to interpretation.

71. Whilst it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen's Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

1.13 Impact of the baseline on perception of effect

72. As Historic England's 2019 Guidance Note on 'Producing Statements of Heritage Significance' makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact or effect. It is evident through reading the submitted heritage and townscape report (Tavernor, Dec 2023) that there is a heavy reliance placed upon rigid matrices, which in turn has diluted the degree of impact to a resounding conclusion of 'no harm' to the setting of any designated heritage assets.

73. The built heritage report concludes a 'major beneficial' effect to the settings of Grade I listed buildings closest to the Site.

74. The revised design proposals will result in clear and identifiable harm to the setting of these Grade I listed buildings, especially when compared with the consented scheme. The following section will evidence this judgement utilising the following examples of key views which have been extrapolated from the 2019 TVIA report (consented scheme) and the updated 2023 reports (revised scheme).

1.14 Methodology

75. The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. This understanding of heritage significance is framed by the policies outlined in Section 16 of the NPPF and reaffirmed by the PPG and Historic Environment Good Practice Advice in

Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015).

76. 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as: "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

77. Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF as: "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

78. The process and principles set out in *Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (December 2017)* ('HEAN 3') has been the primary document utilised to guide the methodology in assessing impact on heritage assets. This has particular regard to setting, as is in accordance with the sections of the NPPF just cited.

79. The Guidance for Landscape and Visual Impact Assessments ('GLVIA') IEMA/LI (GLVIA3rd Edition 2013) has also been referenced for the purposes of determining townscape impacts.

80. Analysis has been further supported by on-site surveys undertaken in March 2024.

1.15 St Helen's Square / St Andrew Undershaft Church - Impact Assessment

Existing + Consented

81. Existing tall buildings within this part of the Eastern Cluster present a consistently lightweight appearance at street level, allowing the contrasting materiality and form of heritage assets to remain focal points in local views. The exception to this being the Lloyds Building, which is much heavier in material and appearance, thereby cementing its presence in the streetscape. The open public spaces and open sky gaps allow of the individual expression of buildings, such as the Gherkin, to be read clearly from even close-range views.
82. The consented proposals (2019) sat comfortably within this established townscape context. This is particularly well illustrated in Verified View 61 (pg.198, Tavernor TVIA, 2016) (see Figure 18 below), in which the consented proposals for 1, Undershaft can be seen in conjunction with the Grade I listed St Andrew Undershaft Church.
83. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way. It epitomised the Architectural Association's 1847 adage of "Design with Beauty, Build in Truth". The resultant architectural composition of the two buildings was suitably balanced and reminiscent of the original 1960s masterplan for the site, with the P&O building and Commercial Union Building built as a pair and designed to be read as a set piece, complete with an open plaza setting. The consented scheme was thus harmonious with the existing buildings around St Helen's Square.
84. The 2019 scheme also allowed for glimpsed views of St Helen's Church Bishopsgate, this *substantial heritage benefit* has been lost with the revised scheme (compare Figures 18 and 19 below). Connection and ancient linkage from St Mary Axe through narrow passageways and onto St Helen's Church Bishopsgate, was an historically important route from the 16th century - the early 20th century (refer to mapping in Appendix I). The consented scheme proposed

to re-activate this route, which would have contributed enormously to the understanding and appreciation of the area's local history.

Proposed (2023)

85. In the revised scheme, the experience of St Helen's Square is dramatically altered, with the base of the proposed building presenting a solid and distracting element in the view, with the use of terracotta materiality and projecting podium garden tongue, diverting heavily from the lightweight character of other tall buildings in the area. Refer to Figure 19 below (Verified View 53 in Tavernor 2023 report, pg.223).
86. The distracting and stark materiality juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point. As stated above, the revised scheme also severs views of St Helen's Church Bishopsgate from Leadenhall Street.
87. The projecting podium garden encroaches into both the physical experience of the square, and by association, into the open setting of St Andrew Undershaft Church, disrupting the appreciation of the asset against a clear sky background. The existing built form around the Church, notably the Gherkin and the Leadenhall building, have maintained a sense of breathing space, enabling the Medieval tower of the Church to be appreciated in short-to-mid range views along Leadenhall Street and St Mary Axe.
88. The revised design proposal heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction (compare Figures 20-24 below).
89. Whilst it is recognised that the podium garden would allow for oblique views of St Andrew Undershaft Church and glimpsed views of St Paul's Cathedral, this benefit is considered to possess limited weight, especially when compared with the 2019 scheme, which enhanced street-level views of St Andrew Undershaft Church and opened up views towards St Helen's Church Bishopsgate from Leadenhall Street. The original design approach to the base of the building was

a considerable heritage benefit and was afforded significant material weight as part of the original application.

90. Further to the above, Verified Views 55 and 56 (Tavernor 2023 report, pgs.228-234) illustrate that the latest design proposals will result in both a significant physical loss of public space, and indirectly impact upon the unified composition of existing built form in the area, with the proposed base of 1 Undershaft heavily encroaching into St Helen's Square and blocking the distinctive form of the Gherkin, resulting in a considerable loss of open sky and cluttering effect. This is demonstrably exacerbated by the cantilevering podium garden.
91. The podium element appears divorced from the tower above, exemplified through use of differing materials and proportions. The batons applied to the base of the building re-emphasize a cluttered appearance, which does not marry with the grid-like approach applied to the tower. The projecting tongue element creates further confusion to the overall composition and ability to read the new building as a standalone piece of architecture.
92. The CGIs for the revised scheme are also cropped in places, removing the projecting podium garden from the view, which is misleading.



Figure 18: Leadenhall Street / Lime Street. View 61, consented scheme (2016, approved 2019). **Source:** Tavernor TVIA, 2016.



Figure 19: Leadenhall Street / Lime Street. View 53, proposed scheme (2023). **Source:** Tavernor TVIA, December 2023.



Figure 20: Leadenhall Street west. View 55, existing view (2016, approved 2019). **Source:** Tavernor TVIA, 2016.

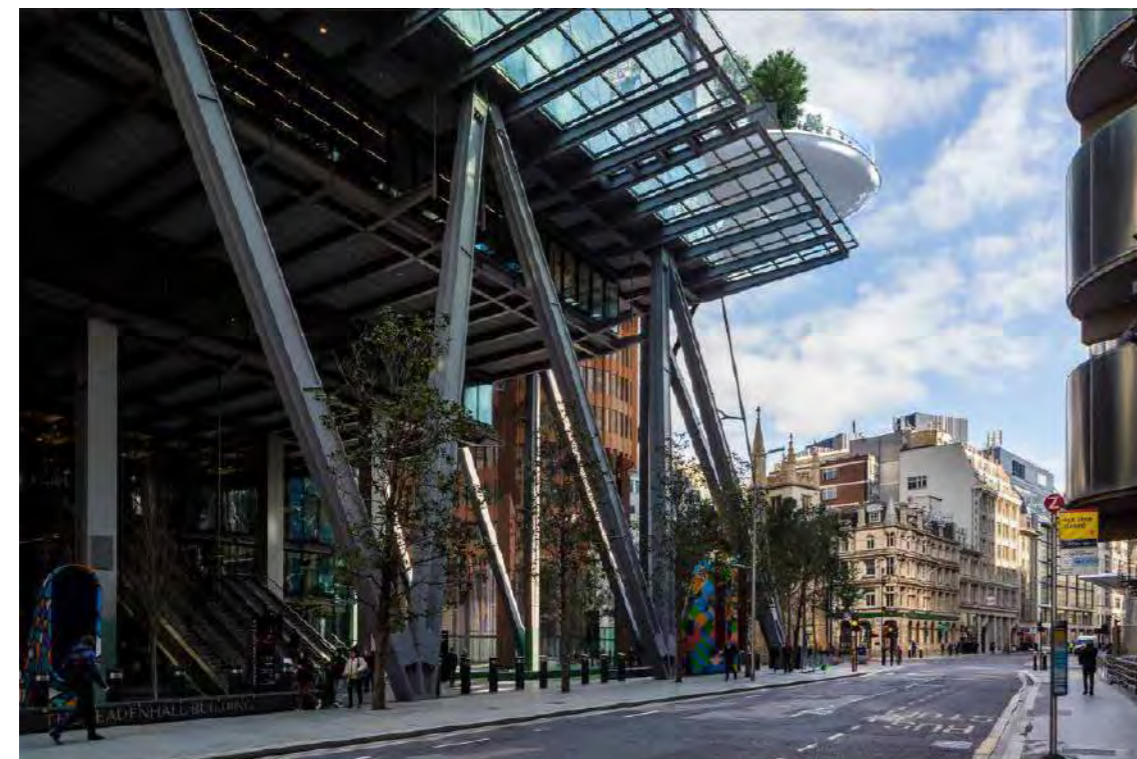


Figure 21: Leadenhall Street west. View 55, proposed view (December 2023). **Source:** Tavernor TVIA, 2023.



Figure 22: Leadenhall Street / St Helen's Square. View 56, existing (2016, approved 2019). **Source:** Tavernor TVIA, 2016.



Figure 23: Leadenhall Street / St Helen's Square. View 56, proposed (2023). **Source:** Tavernor TVIA, 2023.

93. The comparative views taken from the western aspect of St Helen's Square demonstrate the considerable loss of public realm, with the base of the proposed 1 Undershaft building encroaching heavily to the south (Figures 24-25 below). This heavily impedes on the intended, visual connection from the Leadenhall Building towards St Andrew Undershaft Church, as adhered to by Rogers Stirk Harbour + Partners in preliminary sketches.
94. The heavy base of the building paired with the cantilevering podium garden, presents a cluttered appearance and does not respond well to the existing, pedestrian experience. It is clear during the design development process of the Leadenhall Building, RSHP regarded the open space of St Helen's Square and its contribution to the neighbouring church very highly, ensuing a contextual and appropriate response which has in turn, enhanced the quality of the townscape and the pedestrian experience.
95. The base of the proposed building further fails to properly accord D9 with due consideration. The curving layers of protruding bays relate neither to the angular geometric forms of the towering blocks of the main elements of the facades, nor to the protruding tongue to which they stepped form leads, with its more free-form organic pointed shape. The heavy mullions with their apron bands wrapping the bays are oppressive and heavy and add to the feeling of dominance where there should be lightness and welcoming, relating more emphatically to the ambience of the Square. The existing contouring and openness of the Square have a positive relationship heralding the lower storey of the building which was echoed and enhanced by the consented scheme. The new proposal is set in a bland almost featureless floor of masonry which has no definitive iconography to indicate an entrance of suitable scale and status.



Figure 24: St Helen's Square. View 64, existing (2016, approved 2019). **Source:** Tavernor TVIA, 2016.



Figure 25: St Helen's Square. View 64, proposed (2023). **Source:** Tavernor TVIA, 2023.

1.16 Lloyds Building (Grade I) – Impact Discussion

96. It is noted that some of the verified views included within the original application have been altered and / or omitted (note, view 66 in 2019 app (St Mary Axe, towards Leadenhall Street – pgs.208-209 of TVIA). This originally showed clear sightline towards the Grade I Lloyds Building (Figure 26 below). The view has since been repositioned in the current application (refer to view 61, pgs 251-253 of TVIA), see Figure 27 below.
97. The original, consented scheme (2016, consented 2019) maintained clear line of sight towards the listed building, which terminated views along St Mary Axe. The revised proposal appears over dominant from St Mary Axe and does not complement the prevailing open and lightweight nature of tall buildings within the Eastern cluster. This is exacerbated by the use of terracotta materiality to the base of the building. The 2023 scheme is at odds with the street scene, introducing a bulky and distracting element which does not align with the existing, lightweight of built form in the area. Its complexity and use of terracotta-like materiality is at odds with the prevailing high-tec character of new buildings around St Marys Axe and Leadenhall Street.
98. The conclusion of ‘major beneficial’ in views from St Mary Axe is therefore refuted. As has been demonstrated in previous views, the consented scheme is much more appropriate and maintains the sense of spatial character and setting of the Lloyds Building. The consented scheme preserves and indeed enhances the ability to appreciate the special interest of the Lloyds Building, whereas the revised proposal causes a clear and measurable degree of harm, albeit less than substantial.
99. The Built Heritage and Townscape Assessment (ES VOL II, pg.268) suggests the podium garden would “*relate well to the curved stair tower of the Lloyd’s Building. The reflectivity of the proposed ceramic tiled soffit would also complement the reflective character of the listed building’s metal cladding*”. This is a rather confusing assessment of the proposed scheme, which suggests the revised design is somewhat consistent with the form and high-tech style of the Lloyds building. As the visuals demonstrate, the buildings do not read as a cohesive pair and present inherently different architectural styles.



Figure 26: St Mary Axe. View 66, consented scheme (2019). **Source:** Tavernor TVIA, 2016.



Figure 26: St Mary Axe. View 61, proposed scheme (2023). **Source:** Tavernor TVIA, 2023.

F. EVALUATION OF REVISED DESIGN PROPOSALS

100. The latest edition of the NPPF, as issued in Dec 2023, includes the addition of 'Beauty' throughout the document and is now very much enshrined as part of government policy, following the publication of the 'Building Better Building Beautiful' Commission.
101. The quality of design is also encapsulated in the Government's, National Design Guide.
102. Although the Built Heritage and Townscape Assessments (ES VOLUME II, THVIA) are dated December 2024, it uses the NPPF edition from September 2023 and thus fails to address the important changes in the edition of 2024. One of the most important additions is the application of "Beauty" and "Beautiful" throughout the document. The DAS also fails to address the policies contained in the latest NPPF.
103. Under section 2 of the THVIA, Legislation and Planning Policy, Context 2.4; it states that Chapter 12 of the NPPF is entitled 'Achieving well-designed places'. It is now entitled "Achieving well-designed and beautiful places." Thus, being able to evaluate the quality of design and architecture is ever more important and relevant. Further, the current edition of the NPPF (December 2024) as the emphasis on beauty as a thread running throughout the document.
104. The qualitative appraisal of the quality of architecture has been expounded for at least 2000 years, but the examination of objectivity and beauty probably dates from 1757 with the publication of a '*Philosophical Enquiry into the Origin of Our Ideas of the Sublime and Beautiful*' by Edmund Burke. Other treatises have appeared from then up to the present day with Roger Scruton's '*Beauty: a Very Short Introduction*' of 2011. The works that deal specifically with beauty in architecture are many, and those written before the last war use a common set of values and criteria to objectively assess qualities. One of the most succinct and erudite is "*Essentials in Architecture, an analysis of the principles and qualities to be looked for in buildings*" by John Belcher, 1907. He divides his treatise into four hierarchical parts: I, principles; II, qualities; III, factors; IV, materials. Of Principles there are only two, viz: "Truth" and "Beauty". These are encapsulated in the motto of the Architectural Association, founded in 1847 "Design with Beauty Build in Truth." Belcher's very short chapter on beauty

expounds that it is a "very elusive principal, and despite the many efforts of the be made to determine its essential nature, it still remains "*dearer for its mystery*". However, he does go on to give the qualities that define and contribute to beauty, such as "*a noble building of imposing mass and graceful outlines (which) strikes deep and solemn cause in the human heart*" and (*has the*) power to kindle the imagination and purify and stimulate the emotions". The appreciation by the relations of the different parts to the whole and to one another in a building, and there is a further effect of grace and vitality, and incorporates "marvellous finish" combined with exquisite proportions to delight the eye.

105. The new proposal for "the Lick" building is not an object of beauty, and it must be assumed that it is not intended to be. The building is aggressive both in its stance and in the approach to its design. To understand more fully why the existing design is not beautiful, the attributes and qualities of the previous design, and of the existing building, need to be understood and fully appreciated.
106. The previous design, of 2016 (consented 2019), was undoubtedly beautiful. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The existing building utilises the Meisian device of giving a setting "tower and piazza", that even in the restrictive confines of the Square Mile, the space created is an essential element in the design. The space, now formed by St Helen's Square, is the setting of the building, in stark contrast to the previous 2000 years of dense, close-grain development the architects GMW, and, more importantly, their clients, had realised is part of the intrinsic value of that space. Notwithstanding the reservations about the design of the landscaping within, St Helen's Square was provided as an altruistic spin-off from pure design principles. The previous design continued that ethos, by reimagining the architecture to suit the present-day context, by increasing the height of the tower. When the present building was erected, the general datum of height was substantially lower than now, and in order to have presence and make a positive contribution to what is now the "Eastern cluster" that height is not only justified but essential.

107. However, Mr Parry did not simply extrude the design of the present building (which would have been untenable, if not intolerable) but with the support and understanding of his clients, continued an enhanced ethos. The consented tower respected the footprint and the open square setting. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. The cross bracing in that previous design is another important element of the architectural expression. It wraps and holds the form, but its success is dependent on its proportionality. This is the most subtle and difficult element to successfully achieve, although both the overall tapering form and the tapering diamond cross-bracing are familiar architectural tropes, they are here interpreted and combined in a way which lifts the design quality with élan and bravura.
108. Another element in the attributes of the previous design is its materiality. Although zero carbon aspirations have had a dramatic effect on material selection since the previous scheme was designed, it was intended to provide a distinguished presence without ostentation. These attributes contribute to the qualities of the previous building design; the paramount of those being repose. The essential quality of restfulness, the building belonging to its site and context. The concept of Repose, first articulated intellectually by Ruskin, is the vital element in assessing beauty. The qualities of proportion and scale are also contributors. Scale – not size *per se* – is considered in both the building itself and its context. The former is concerned with the elements and their functionality of use in the relationship of the various parts, particularly in the curtain wall construction, fenestration and framing; and the proportionality contributes to the appropriateness of scale. Even slight variations in the proportional relationship can upset the sense of repose, in the previous design it is well-balanced and supremely competent.
109. Scale at the contextual level, defines the height and relationship to the surrounding buildings and spaces. The footprint, height, slenderness and form, all contribute to harmonious depiction of scale in context. This is continued through the grounding of the building on the Square, which is a natural and cohesive element of the building, not only proportionally but in recognising an

- iconography that identifies the entrance as a feature and most importantly carries through into the setting of St Helen's, reviving the significant pedestrian link between the Churches.
110. These are all components in the objective appraisal of beauty.
111. The present design is the antithesis of beauty. Instead of dignified repose, it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance. The canted sections of the lower blocks are too bulky to have the charm of bays, and horizontal bands that separate the blocks are poorly proportioned and have discontinuity in the taxis. The tripartite massing has a disparate appearance resting on an eclectic base storey that is unbalanced and lacks the visual sturdiness of the piloti prevalent on other more recent architectural conceits. The top-most block, retaining its truncated footprint and battered elevations, but whereas the previous tower had the benefit of a continuous full height batter redolent of entasis, this has been so eroded as to be almost imperceptibly meaningless. By retaining that element, it appears as if the original design has suddenly grown bloated excrescences that are overbearing and oppressive.
112. The protruding "tongue" adds insult to injury. The impetus for this appears to be in mitigation for the loss of the public open space of St Helen's Square. It is an alien feature that disrupts the already disparate stacked form. Such a protrusion has no precedent, but also no justifiable rationale. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen's Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant.
113. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. There is nothing endearing or beautiful about a protruding tongue. It is a universal gesture of insult. The opportunistic acquisition of airspace over the established public Square, is a stark contrast to the altruistic architectural concepts of the existing and previous designs. The

protruding tongue together with the enlarged footprint have eroded the character and ambience of the open space. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

G. RELEVANT CASE LAW

114. In November 2021, the Decision on the: LAND ADJACENT TO 20 BURY STREET, LONDON EC3A 5AX, APPLICATION REF: 18/01213/FULEIA was issued by the Minister of State for Housing on behalf of the Secretary of State (SoS). The scheme, widely referred to as ‘the Tulip’ was dismissed at Public Inquiry (closed in writing on 26 April 2020). The decision was upheld by the SoS in a subsequent review.
115. The following sections from this Decision are of relevance to the current proposals.
116. The SoS agreed with the Inspector’s decision on the issue of harm to the open plaza directly adjacent to the Gherkin, in which the Tulip building was proposed. Within point 8.5 of the decision, it is stated: *“The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as posing a challenge for achieving the policy ambitions for growth.** The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and **as the intended setting for the Gherkin**”*. This point stresses that open spaces within the Eastern Cluster should seek to be preserved, both as significant contributors to the public experience of the area, but also as contributors to the designed setting for new buildings. This decision places considerable weight on the existing townscape character of the area, and its interrelationship to open public spaces.
117. Point 8.6 of the Decision further presses this point, through stating that: *“Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination... . In addition, the plaza has **significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city.** It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success”*.

118. The Decision letter provides their perspective on the differentiation of ‘public open space’, highlighting: *“The difference between public realm at ground level and other levels is reflected in policy, in particular the more demanding requirement for its provision in emerging CoL policy (point 8.14)”*. The letter notes *“this was identified as a concern by the LRP, which observed that **the roof terrace was not equivalent to fully public open space at street level**”*.
119. Point 8.15 of the letter is also of relevance as it highlights the issue of access, stating that the Tulip would mean: **“Access would be regulated, restricted, and managed by security staff. It would be another heavily programmed space.** The proposals would conflict with NLP policy D5, D8 and D9, LP policies CS7, CS10 and DM 10.1, the aims of the CoL Public Realm SPD, and the objectives of the City Cluster Vision 2019. **This should be given very substantial weight”**.
120. The SoS also identified the Tulip proposals would be in direct conflict with Policy S12(4), which states: *New tall buildings will be required to enhance permeability and **provide the maximum feasible amount of open space at street level and incorporate areas of publicly accessible open space or other facilities within the building and its curtilage, including at upper levels, available at no charge.***
121. As evidenced in the excerpts from this relevant and critical decision by the SoS, the weight and importance of open spaces within the Eastern Cluster, and their contribution to the existing townscape character and experience of it is vital to maintaining a sense of place. This is upheld by local and national Planning Policy, as discussed further below.

H. PLANNING POLICY ASSESSMENT

Planning (Listed Building and Conservation Areas) Act, 1990.

122. **Section 66** of the Act requires the Local Planning Authority to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,”* when considering whether to grant planning permission.
123. It is strongly maintained that St Helen’s Square makes a positive contribution to the setting of St Andrew Undershaft Church and the Lloyds Building (Grade I) and its spatial quality should be preserved in accordance with the requirements of Section 66 of the Act.

National Planning Policy Framework (NPPF) December 2023

124. The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).
125. **Para 20 (point d)** of the NPPF confirms that *‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for: d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*
126. As set out in **Section F** of this document, the revised scheme lacks ‘beauty’ and challenges the surrounding built environment, modern and historic through its complete lack of coherence and repose. Instead of it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance.
127. The NPPF (**paragraph 205**) stresses that *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great*

weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. It will be evident that great weight must be given to preserving the setting of important, Grade I heritage assets in the City.

128. **Para 206 of the NPPF** stresses that, *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*. This justification has not been provided within the submitted Planning statement and the degree of harm has been underplayed within the submitted Built Heritage Assessment.
129. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
130. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm.
131. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.

Local Planning Policy

City of London – Local Plan (adopted, 2015)

132. **Policy CS 10 – Design** requires that new development promote an attractive environment by:
- Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.
 - Ensuring that development has an appropriate street level presence and

roofscape and a positive relationship to neighbouring buildings and spaces.

The revised design proposal is in direct conflict with the policies contained within CS 10 through inappropriate design which does not align with existing, cohesive character of the eastern cluster. The design does not have an appropriate street level presence and relates poorly to the surrounding context.

133. **Policy DM 10.4 – Environmental Enhancement** requires that new development should have regard to *the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City.*
134. It has been demonstrated that St Helen's square makes a positive contribution to the townscape character of the Eastern Cluster and its spatial qualities should be preserved.
135. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** requires new development will be required to:
- sustain and enhance heritage assets, their settings and significance.
 - The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
 - respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.

The revised design proposal is in direct conflict with the requirements of DM 12.1, as it undermines a well utilised, open public space within the settings of some of the Cities most important heritage assets.

The London Development Plan (2021)

136. The London Plan seeks to develop an approach tailored for London to reflect the particular circumstances in the capital, and will act as the key document shaping planning decisions across Greater London. The London Plan is part of the Development Plan.
137. Policy D9 (Tall Buildings) sets out the definition, locations and impacts of tall buildings in London. Point C (iii) of this policy stresses that: *“attention should be paid to the base of the building...It should have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks or other open spaces there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy”*.
138. Finally, Point D of this Policy (D9 C) states that: *proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area”*. The revised proposals for 1 Undershaft are demonstrably in conflict with this policy, given the design changes give rise to harm on the settings of Grade I listed assets, which could be avoided through an alternative design response.
139. Point b) of this policy further notes that: *“whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding”*. 1 Undershaft disrupts the pedestrian experience and impedes on the intended ‘breathing space’ around both the Leadenhall Building, the Lloyds Building and St Andrew Undershaft Church. The heavy base of the building paired with the cantilevering podium garden, presents a cluttered appearance and does not respond well to the existing, pedestrian experience. It is clear during the design development process of the Leadenhall Building, RSHP regarded the open space of St Helen’s Square and its contribution to the neighbouring church very highly, ensuing a contextual

- and appropriate response which has in turn, enhanced the quality of the townscape and the pedestrian experience.
140. It is therefore considered the revised proposals are in direct conflict with the requirements of the London Plan Policy D9 C.

I. SUMMARY

141. St. Helen's Square is an open public space of considerable townscape value, by virtue of its form, contribution to accessible public realm, historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects).
142. The space is actively used in the summer months, benefitting from being a central location amongst a variety of tall office buildings which receive good sunlight exposure. The active use of this square benefits the public experience of nearby heritage assets, including the Grade I listed Lloyds building and St Andrew Undershaft Church, also Grade I.
143. Although, the Square has recently undergone a relandscaping scheme (c.2017-2018) which has undermined its original design, the overarching spatial qualities, use and positive relationship to the surrounding townscape and built historic environment remains unchanged.
144. The significance of St Helen's Square and its spatial relationship within the built environment is heavily underplayed within the submitted Built Heritage and Townscape Reports (Tavernor, Dec. 23).
145. The assessment also admits the intrusion of the revised proposals on the square would incur some harm to the setting of the Church, but suggest this harm is offset by the design benefits of the proposals. It is strongly refuted that the design changes do not offset the harm and should not be afforded the same degree of material weight in the Planning balance.
146. It is evident the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance, including: St Andrew Undershaft Church (Grade I), St Helen's Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).
147. As stated within para.206 of the NPPF (2023), *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Substantial harm to or loss of: b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields,*

- grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
148. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Pauls Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building (both Grade I).
149. The refined and elegantly honest architectural approach which had been applied to the previous, consented scheme was demonstrably beautiful and more appropriate for this context, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall building, with elements of the construction exposed in a light yet 'truthful' way. The resultant architectural composition of the two buildings was suitably balanced and reminiscent of the original 1960s masterplan for the site, with the P&O building and Commercial Union Building (Aviva Tower) designed as a pair and to be read as a set piece, complete with an open piazza setting. The consented scheme was thus harmonious with the existing buildings around St Helen's Square.
150. The revised design proposal appears jarring, overbearing, lacking in repose and alien in its current context. Its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable.
151. The revised proposal is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (2023) and Local Planning Policies, with particular reference to Policy D9, (point d) of the Local Plan Spatial Development Strategy 2021 which states: *"proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area".*

152. It is therefore strongly recommend the proposals are reconsidered in order to avoid harm to the built historic environment.

J. APPENDIX I – HISTORIC MAPPING

TABLE 1: Historic Map Progression of Historic link from St Mary's Axe to St Helen's Church Bishopsgate



A Map of Tudor London, in about 1520. Reconstructed by modern historians and archaeologists and published by the Historic Towns Trust in 2018. Source: OldMaps.com

This early 16th century map has been reconstructed by historians and archaeologists who have studied surviving documents and finds. The buildings are coloured according to category (e.g. parish churches, civic and commercial buildings, defensive structures), and the map shows parish boundaries.

Both St Andrew Undershaft Church and St Helen's Church Bishopsgate are identified as being in existence by the 16th century.

The 1520s map illustrates a narrow passage leading from St Marys Gate (then S. Marie Street), running east to west across the subject site to Crosby Place (marked on the map in red), and running north-west towards St Helen's Church Bishopsgate. This passage ran through the parish, and would have provided one of two a key access route for local inhabitants. The alternative entrance was located at Bishopsgate Street, to the north-west (identified as St Helen's Gate).



1720 Plan – Strype's Survey of England

Source: OldMaps.com

The early 18th century map illustrates the area was heavily built up by 1720, with the exception of a series of open courtyards interspersed between buildings providing some relief to the dense urban form which had begun to rapidly sprawl. Just one of these open courtyards is marked on the plan to the south of the 'Kings Arms Inn'.

Specific details of individual buildings and plots are limited on the plan. However, important buildings such as St Andrew Undershaft Church, St Helen's Church Bishopsgate Bishopsgate and Leaden Hall market are shown pictorially.

The narrow passageway which leads from St Mary's Axe on towards St Helen's Church Bishopsgate is shown to survive (marked in red).



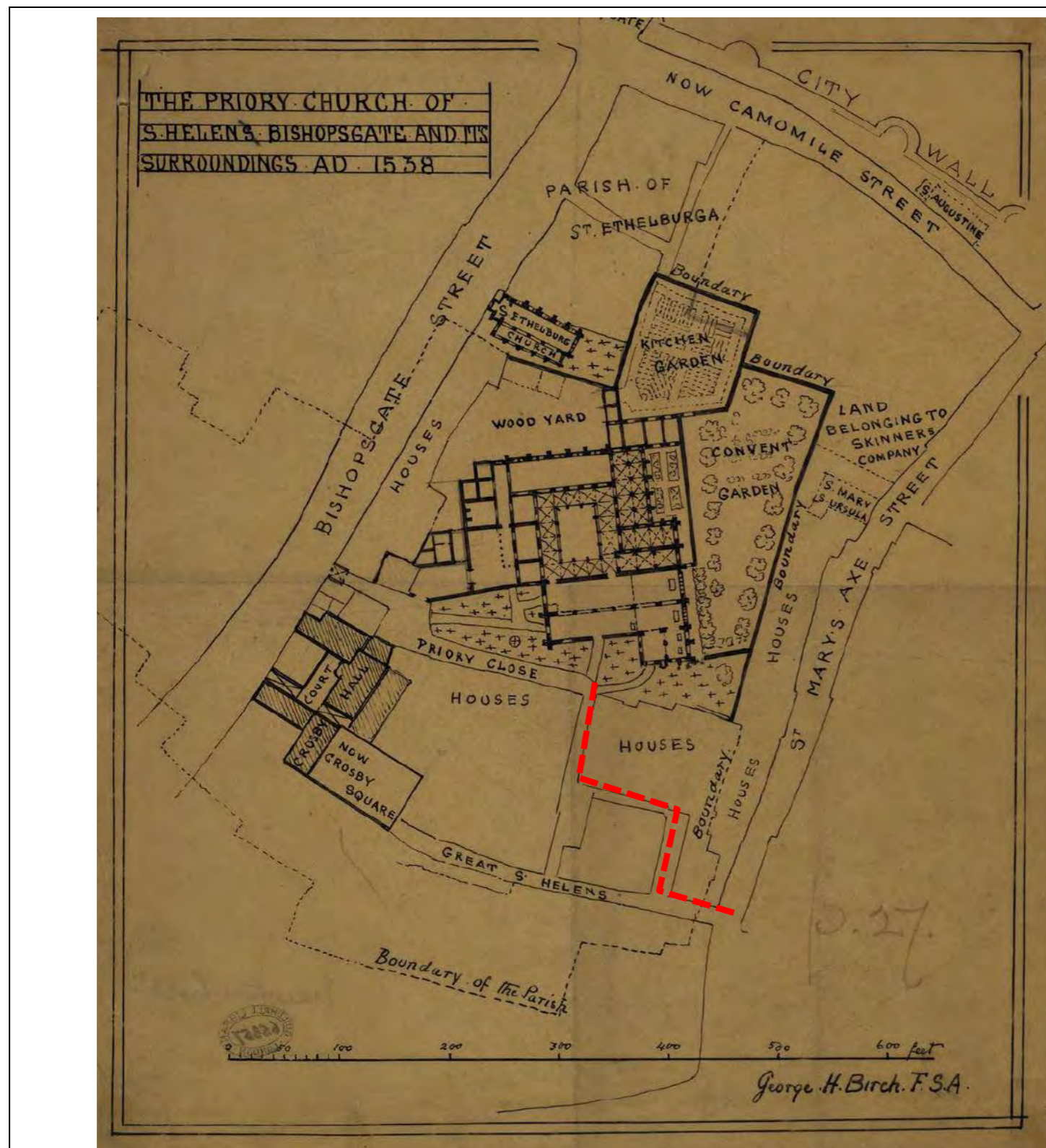
Goad Plan, 1887. Creator: Chas E Goad Limited. Publisher: Chas E Goad Limited. Source: OldMaps.com

This detailed 1887 plan of London is one of a series of twenty-three sheets in an atlas originally produced to aid insurance companies in assessing fire risks.

The plan provides considerable detail on the building footprints, their use, the number of floors and the height of the building, as well as construction materials. The individual shops, dwellings, churches and open spaces which make up the eclectic townscape fabric in the 19th century are well illustrated on the map.

The open courtyard marked on the map above (south of the Kings Inn) now forms an open, central courtyard to the Peninsular & Oriental Ship C. Offices. Further gardens and courtyards within this portion of the townscape are visible on this detailed map.

The narrow passageway which leads from St Mary's Axe on towards St Helen's Church Bishopsgate is shown to survive (marked in red).



1900 Plan – St Helen's Church Bishopsgate, Priory Boundary and detailed plan. Source: London Picture Archive. Ref: 3363

Early 20th century plan illustrates the plan of the Church building and its grounds, inclusive of the Parish boundary as it was in 1900. The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.



London (1915- Numbered sheets) V.11
Revised: 1914, Published: 1916. Source:
OldMaps.com

This early 20th century OS map of Bishopsgate provides further detail on the relative plots boundaries around the area, now heavily built up with bank premises and buildings of commerce, signifying the increasing affluence in this part of the city and cementing its reputation as the financial district.

The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.



Bomb damage map. Ordnance Survey base sheets originally published in 1916, updated by the LCC to 1940.

Classified from Total Destruction (Black), through Seriously Damaged (Dark Red) to Clearance Areas (Green). Includes V1 and V2 Bomb locations.

The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.

1 Undershaft, London EC3A 8EE
Planning Application Ref. No: 23/01423/FULEIA
Neighbour Consultation

Representations on behalf of C C Land – 23 April 2024



Professional Team

These Representations have been produced with the assistance of the following:



Planning Consultant

JDA Planning Consultancy

Over a 35-year career John Adams has advised developers & funds, landowners, and local authorities on the delivery of complex development projects. In London this has included leading a research project for British Land on the future growth of the City, advising estates, such as the Church Commissioners, Hyde Park Estate, and the Mercers Covent Garden, securing planning permissions for: British Land and Barratt for Aldgate Place, a major mixed use development on the edge of the City; Eden Walk a high density mixed use development in Kingston town centre; leading the team responsible for UCL's growth in Bloomsbury and East London; securing planning permission for Barratt London on the site of the former Institute for Medical Research in Mill Hill; advising HS2 on alternative forms of re-development of Euston Station as an expert witness.

John led teams delivering major redevelopment across Manchester City Centre, Liverpool One, Trinity Leeds, Southgate Bath, Green Park Reading & new communities including the local plan allocation for Welborne, Hampshire and planning permission for Fawley Waterside, New Forest. His management experience including setting up the Drivers Jonas Manchester office, a leading planning & development practice; and, for ten years, managing partner of the Deloitte planning team in London.



Heritage Consultant

Stephen Levrant Heritage Architecture

SLHA is a nationally recognised practice of Conservation Architects and Historic Building Consultants. At SLHA, we conform to the belief that detailed knowledge and understanding of both the historic environment and existing townscape character are fundamental to informing design proposals to ensure they are responsive to local character.

Stephen Levrant is a chartered architect and Principal Architect of SLHA. After graduating from the Architectural Association School of Architecture in 1975, Stephen subsequently attained a further Diploma in Conservation from the Architectural Association in 1979 and has been a member of the Institute of Historic Building Conservation since its inception. Stephen Levrant has been elected a Fellow of the Royal Society of Arts, and of the Association for Studies in the Conservation of Historic Buildings and served on the latter committee for many years.

As a practice, SLHA has carried out innumerable appraisals within various legislative environments throughout the life of the company and have made a particular speciality of addressing the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) as well its predecessors. We work across the UK in planning/urban design and practical project construction, exclusively within the historic environment.



Landscape Consultant

Kim Wilkie

Each place has its own special character and identity – a continuous conversation between the physical form and the lives lived and shaped within it. As a landscape architect I try to understand the memories and associations embedded in a place and the natural flows of people, land, water and climate.

After 25 years of running his own practice, Kim now works as a strategic and conceptual landscape consultant. He collaborates with architects and landscape architects around the world and combines designing with the muddy practicalities of running a small farm in Hampshire, where he is now based.

Kim studied history at Oxford and landscape architecture at the University of California, Berkeley, before setting up his landscape studio in London in 1989. He continues to teach and lecture in America; writes optimistically about land and place from Hampshire; and meddles in various national committees on landscape and environmental policy in the UK.

Currently Kim is working on a combination of new town extensions, Oxford campuses, private estates, the redesign of Wakehurst Place for the Royal Botanic Garden and a sculptural earthform for the Dulwich Picture Gallery.



Architectural Consultant
de Metz Forbes Knight Architects

dMFK Architects are appointed by C C Land on various projects in and around The Leadenhall Building. We have taken on the role of informal architectural guardians of the building, gently addressing matters that pertain to its architectural integrity, designing ongoing upgrades to keep it in step with the market, and assisting C C Land in matters affecting its maintenance.

We are an award-winning AJ100 architectural practice having been established for over 20 years, with one of our founding partners, Paul Forbes, having cut his teeth at Richard Rogers Partnership. We regularly work with important 20th Century buildings including The Salters Hall (Sir Basil Spence), Tower 42 (Richard Siefert), 201 Bishopsgate (SOM), Voysey House (CFA Voysey), and many others, and our client list includes The Office Group, British Land, Barratt London, Land Securities, Derwent London, Great Portland Estates, Lazari, WRE, The Royal Opera House, and Tate Britain.

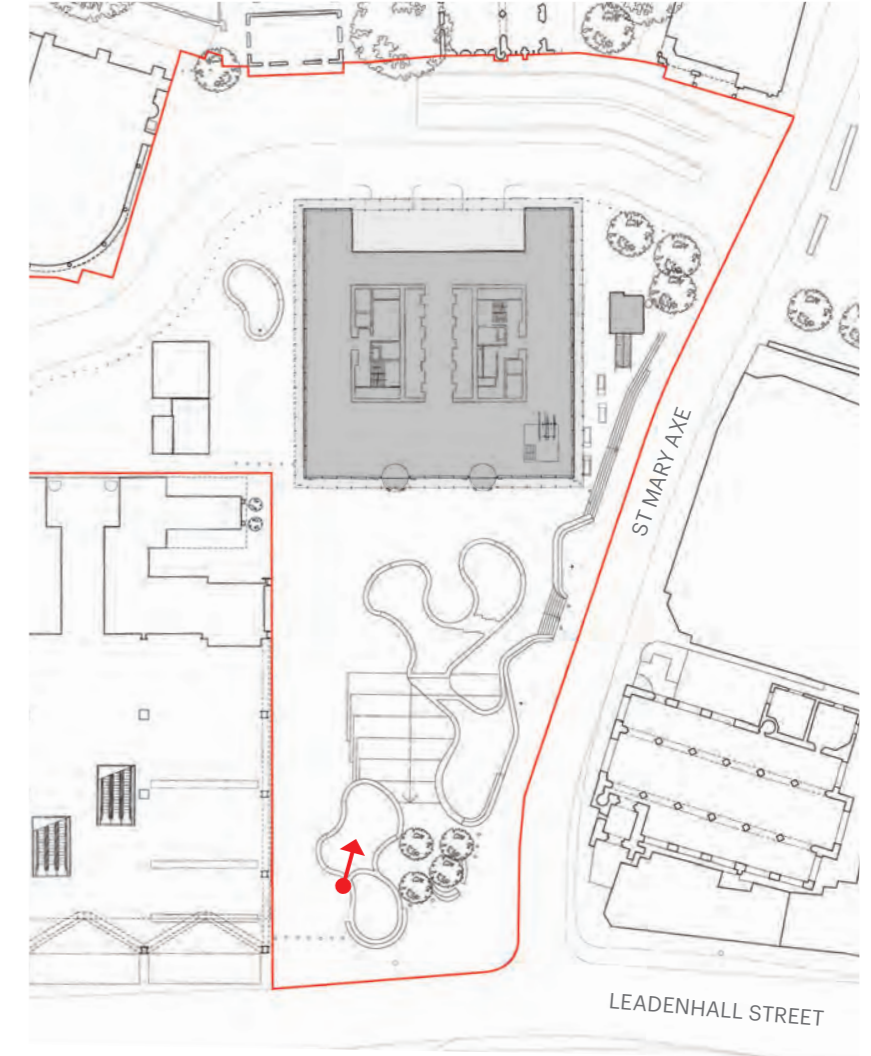
In the case of The Leadenhall Building, we have been asked to assist in preparing architectural information to support their Representations regarding the 2023 planning application for 1 Undershaft, in particular the effect on the public realm which serves both buildings, and the wider city.

TaylorWessing



Planning Legal
Taylor Wessing

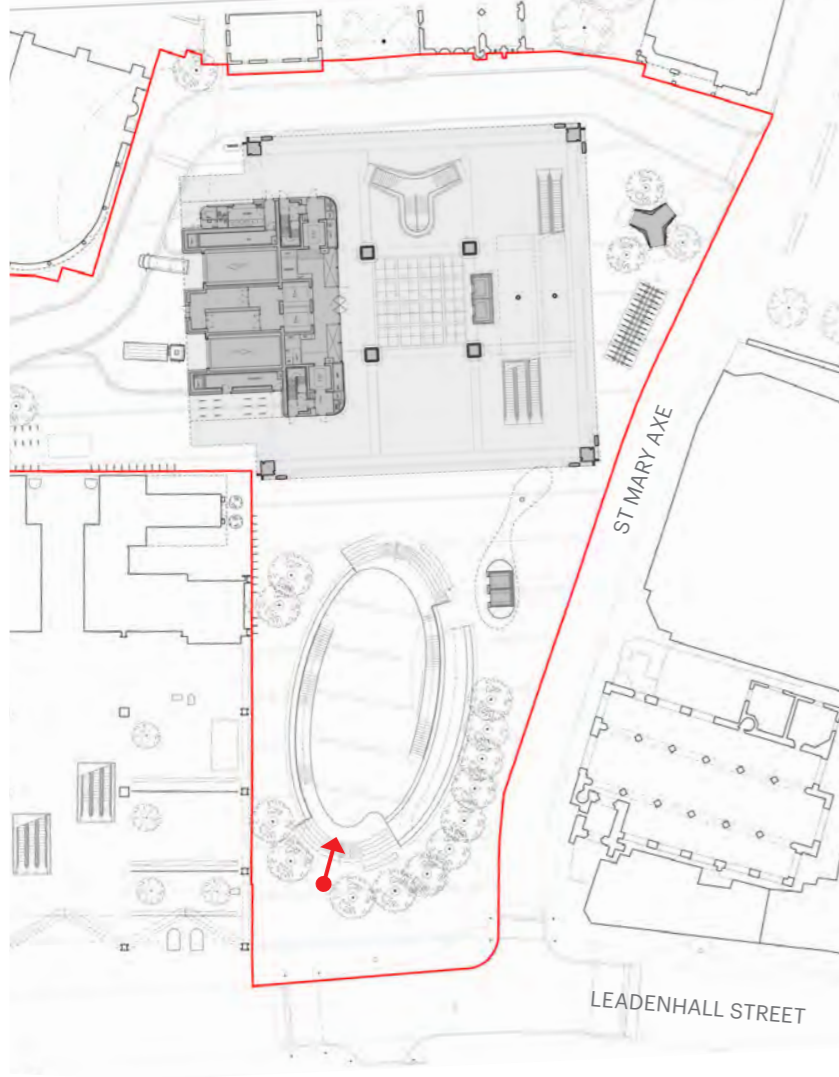


St Helen's Square, Existing



Existing

1 Undershaft Site Boundary 
Image Location 



2019 Consent

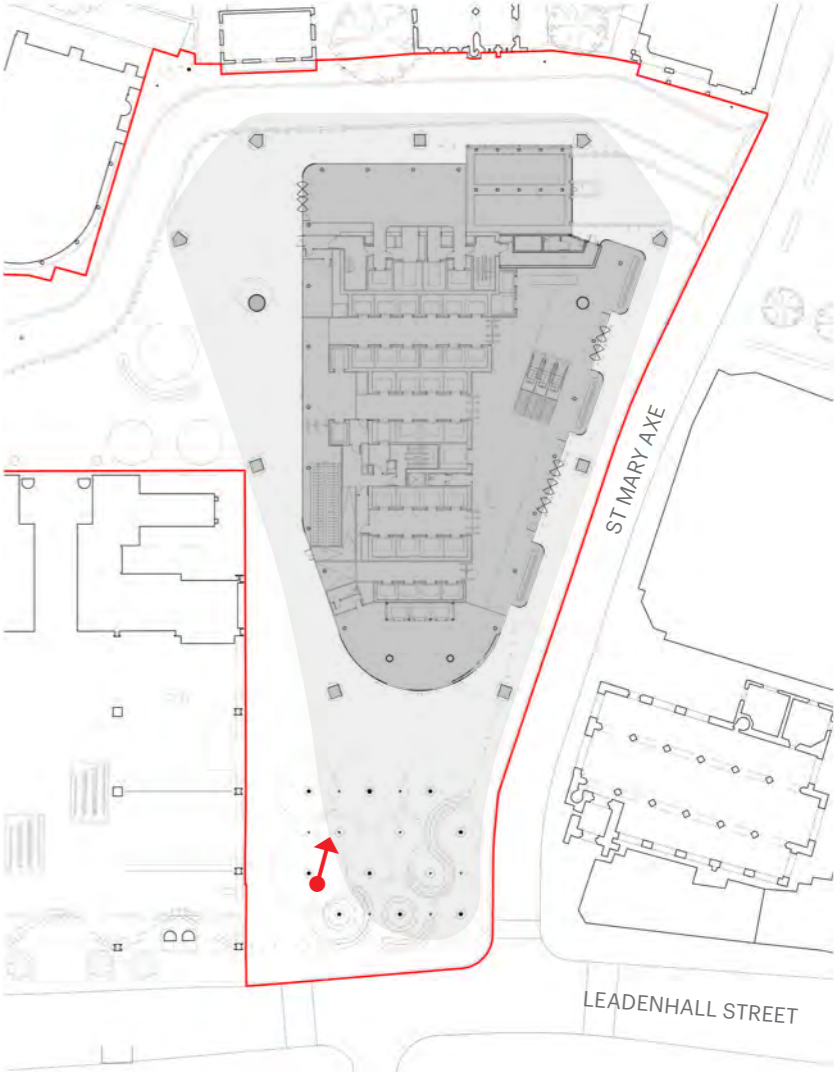
- 1 Undershaft Site Boundary
- ➔ Image Location





St Helen's Square, 2019 Consent



St Helen's Square, 2023 Application



2023 Application

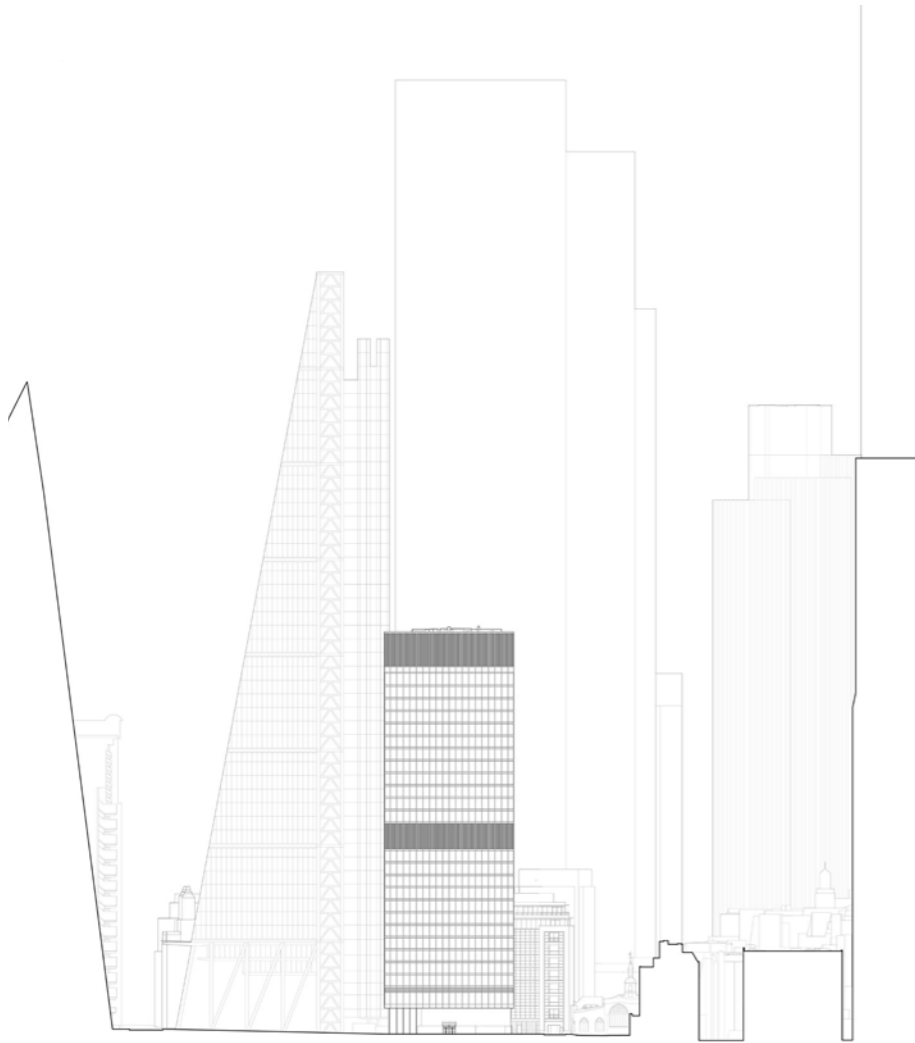
1 Undershaft Site Boundary 
 Image Location 

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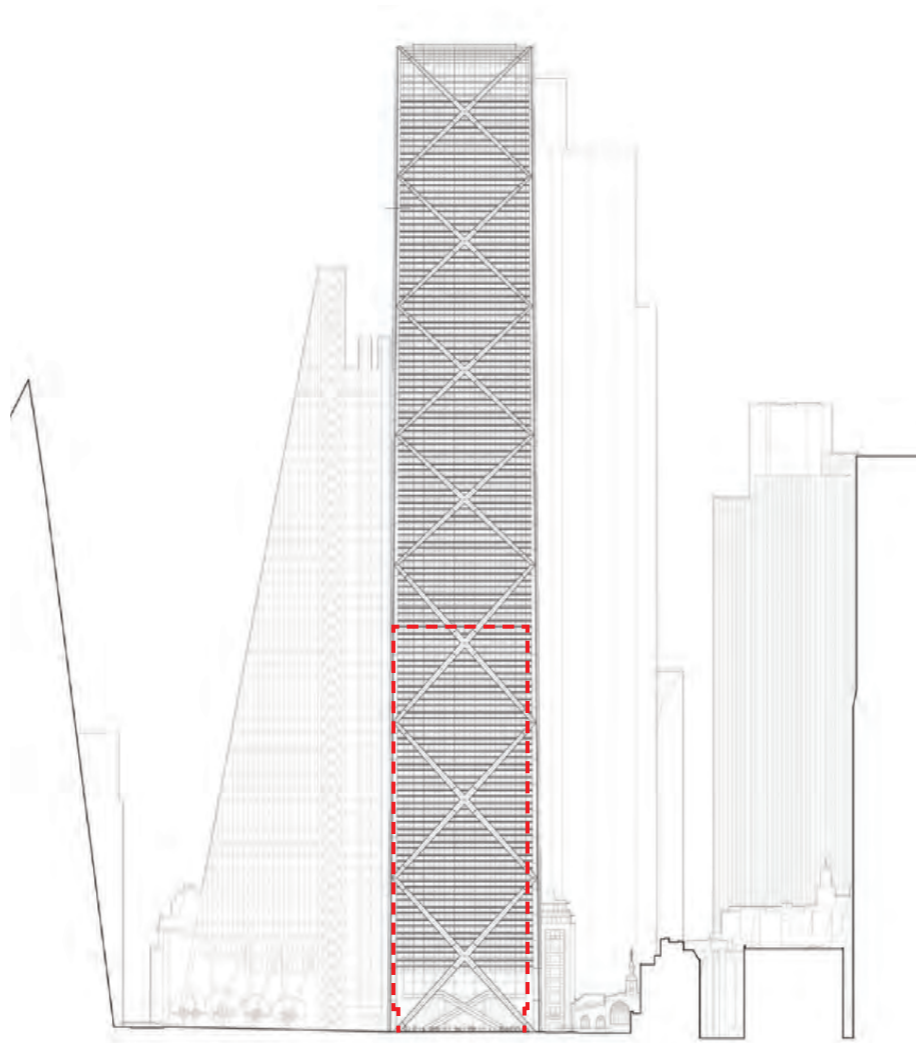
1 Undershaft

Bulk, Height, and Massing



Existing

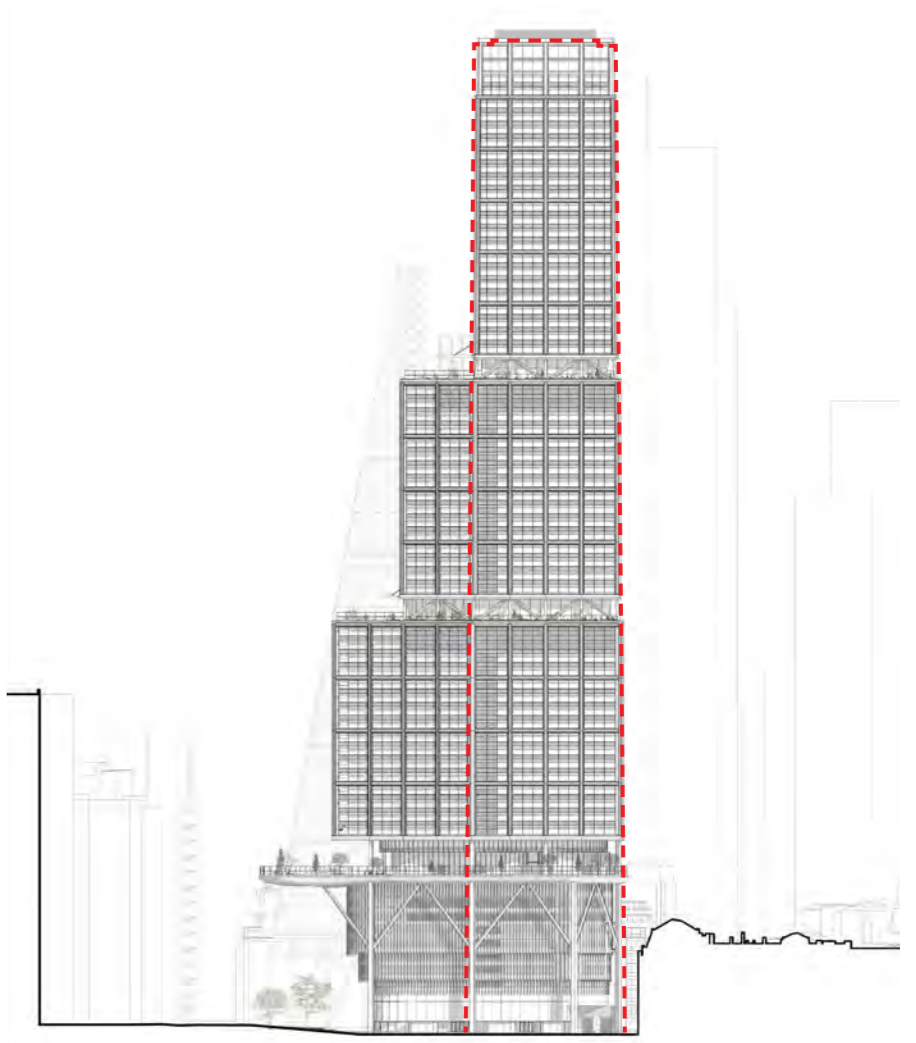
Total Height AOD: +133.0 m
 Total GIA: 49,093 m²



2019 Consent


Total Height AOD: +304.9 m² (+ 171.9)
 Total GIA: 149,100 m² (+203.7%)

 Existing



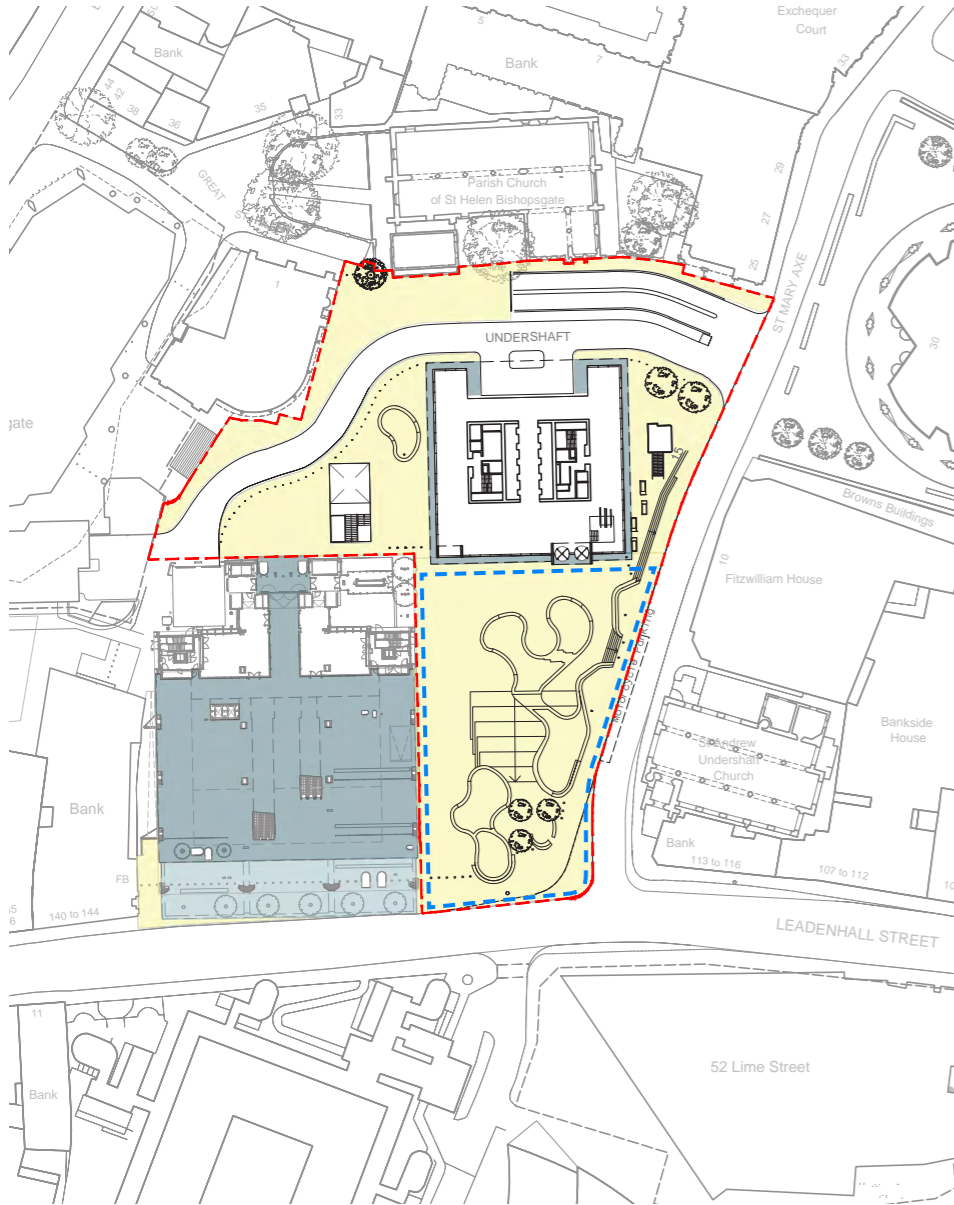
2023 Application

Total Height AOD: +309.6 m² (+ 176.6)
 Total GIA: 180,366 m² (+267.4%)

 2019 Consent

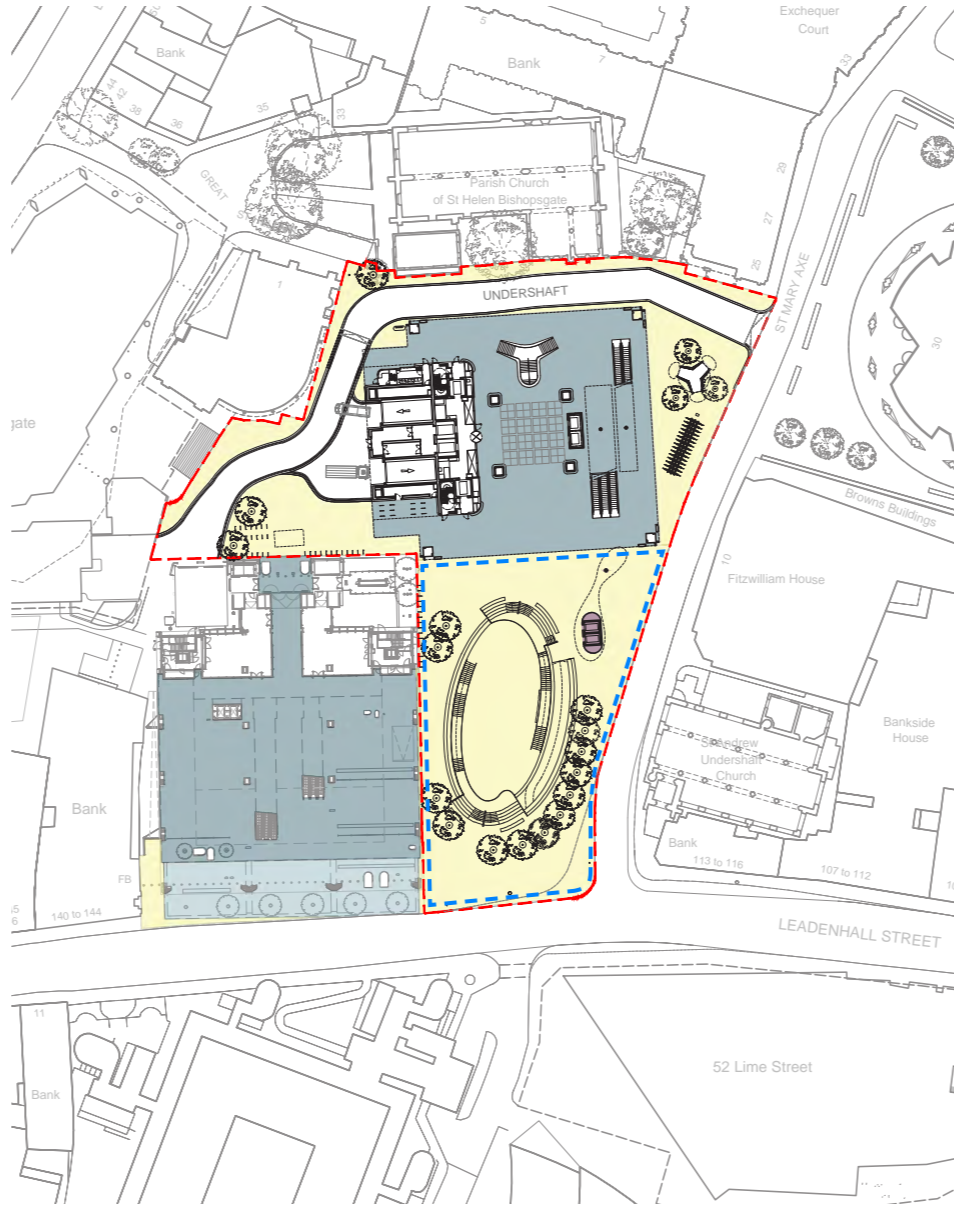
1 Undershaft

Street Level Public Open Space



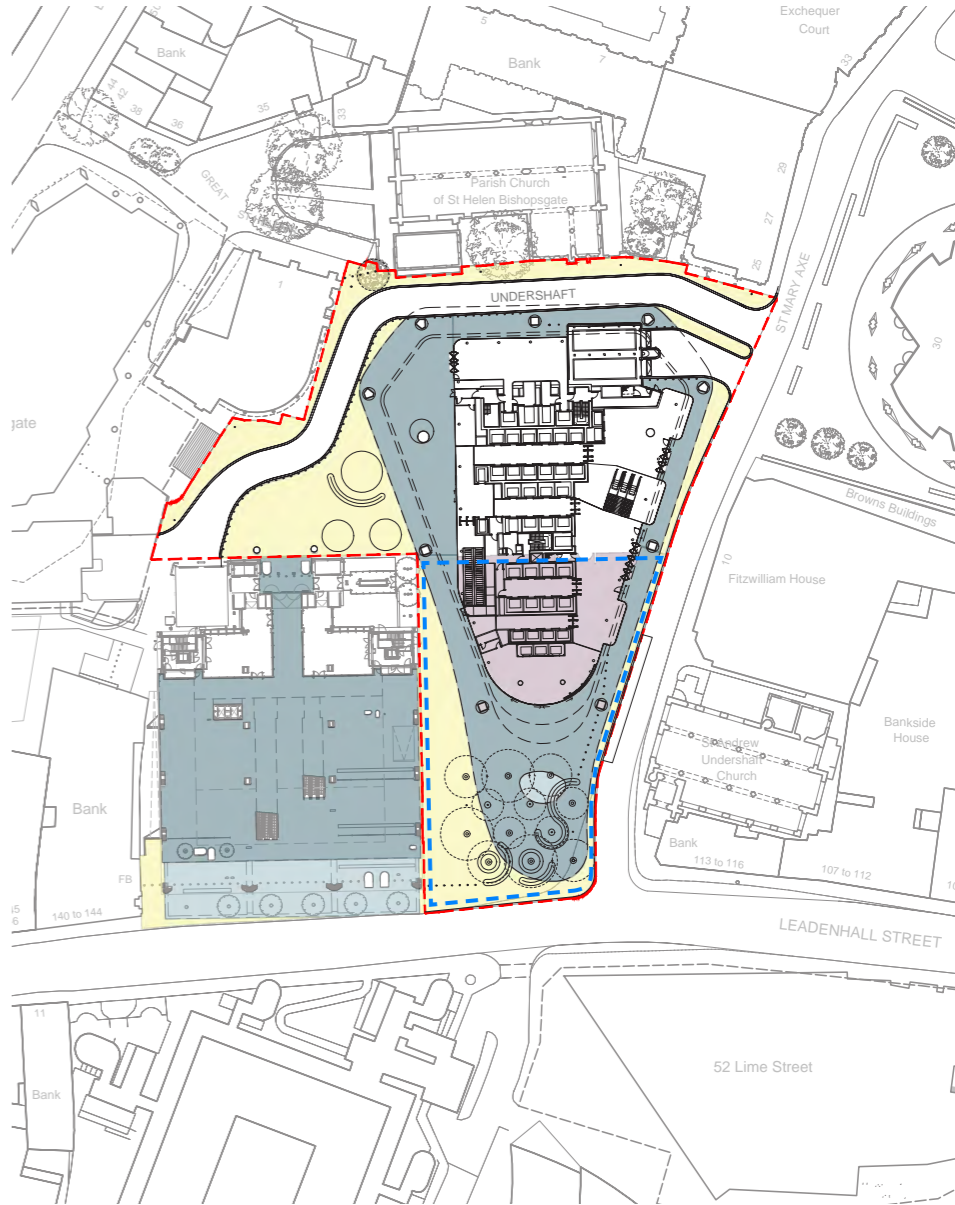
Existing

- Total public realm: 4,505 m²
- St Helen's Square public realm: 2,433 m²
of which:
- View of sky: 2,388 m²
- Sky blocked by canopy / undercroft: 45 m²



2019 Consent

- Total public realm: 5,361 m² (+856) (+19.0%)
- St Helen's Square public realm: 2,438 m² (+5) (+0.2%)
of which:
- View of sky: 2,438 m² (+50) (+2.1%)
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 25 m² (exc. from public realm)



2023 Application

- Total public realm: 3,770 m² (-735) (-16.3%)
- St Helen's Square public realm: 1,723 m² (-710) (-29.2%)
of which:
- View of sky: 723 m² (-1,665) (-69.7%)
- View of sky through glass canopy: 40 m²
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 721 m² (exc. from public realm)

Executive Summary

As owner of the neighbouring Leadenhall Building and active stakeholder in the City of London, C C Land have provided commentary on the 2023 redevelopment plans for 1 Undershaft as part of the statutory post submission consultation process.

We recognise the significance of the 1 Undershaft site in the City Cluster and the role this site needs to play in the future of the City of London.

We understand the acute importance of getting plans for the redevelopment of the 1 Undershaft site absolutely right.

C C Land fully support the existing 2019 planning consent for 1 Undershaft.

However we believe the 2023 redevelopment plans for 1 Undershaft are materially compromised on several matters and should not progress as currently submitted:

a. Substantive Loss of Existing Street Level Public Open Space

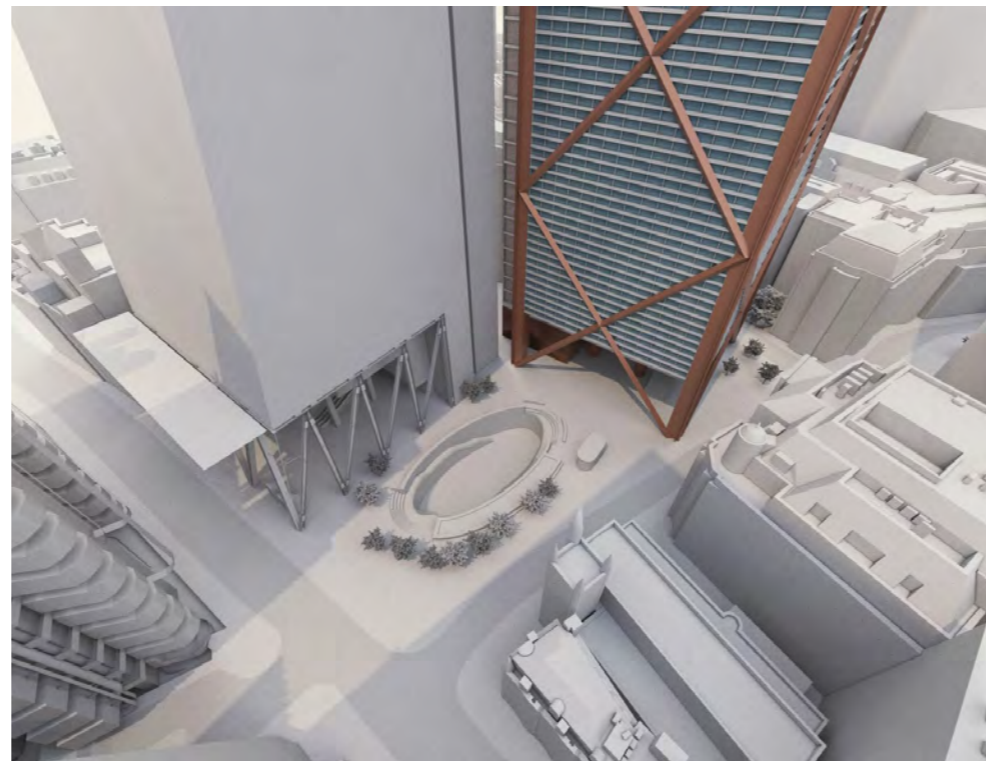
- The need to preserve and enhance the limited supply of public realm in the City of London is widely agreed and un-opposed.
- The existing area of St Helen's Square is 2,433 m². It is all open to the sky and elements. A substantial 29.6% (721 m²) of that area will be lost because of the increased ground level footprint.
- This loss is the equivalent of approximately 7% of publicly accessible open space in the eastern cluster. The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.
- The development proposal with its over-hanging structure and protruding tongue will leave just 29.7% (723 m²) as open space open to the sky. Most of the space will be covered.
- Viewing platforms and access controlled areas are an acceptable addition, but not an equivalent replacement for street level public open space.
- The proposals will adversely impact workers, residents and visitors ability to access and enjoy "impromptu" amenity in the City Cluster

b. Detrimental Impact on Existing Public Amenity

- The emphasis on creating a park and public offer in the sky will draw pedestrian activity and visitors away from street level, reducing its vitality and viability at a time when bringing as much activity as possible into the streets and spaces of the City is crucial.
- The proposals lower the quality of the environment at street level and demote St Helen's Square from the largest public open space in the City Cluster to a secondary, covered and unwelcoming transient area.



Existing



2019 Consent



2023 Application

Executive Summary

c. Negative Impact on Existing Townscape and Heritage Assets

- The combination of medieval Churches and outstanding modern architecture viewed against the skyline from an outdoor open piazza makes the environment surrounding 1 Undershaft one of the most powerful and unforgettable experiences of the City.
- The proposals stacked massing and alien Level 11 tongue, which overhangs most of the public realm, brutally undermines the beauty, character and attraction of the existing environment.
- The loss of connectivity between the two Grade I medieval churches (a substantial heritage benefit of the consented scheme omitted from the 2023 proposals).

d. Inferior Architectural Design

- The City Cluster is renowned for its architectural excellence, hosting some of the most recognisable and iconic tall buildings in the world. The overbearing and oppressive 2023 redevelopment plans fall objectively short of beauty.

The 2023 redevelopment plans conflict with the 10 key policies relating to design, tall buildings, heritage and public realm in the Development Plan which comprises the London Plan 2021 and the City of London Local Plan 2015. It also conflicts with the emerging City Plan 2040 submission draft.

There is serious harm to the public realm, townscape and setting of heritage assets. Considerable weight should be given to the harm arising from the conflict with the Development Plan.

The 2023 redevelopment plans have a detrimental impact on occupiers of the eastern half of The Leadenhall Building in terms of overlooking, loss of daylight and loss of views.

Whilst we believe these are relevant concerns, it is accepted that they are not planning matters and our objections are not progressed on this basis.

We have considered the 1 Undershaft proposals primarily as a long term stakeholder in the future of the City of London.

We request that revisions are implemented to the 2023 redevelopment plans for 1 Undershaft which deliver:

- No loss of street level public open space from the existing situation
- Preserve and enhance St Helen’s Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents and visitors
- No harmful townscape or heritage impact
- Architectural excellence within the City Cluster

The 2023 redevelopment plans for 1 Undershaft do not comprise the optimum solution for this critical site.

If unchanged, we believe Officers would be unable to support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.



Existing



2019 Consent



2023 Application

1. View of the City Cluster from Sky Garden, October 2019.



1.0 Introduction

This document comprises Representations on the 2023 redevelopment plans for 1 Undershaft London EC3A 8EE as detailed within Planning Application Ref. No: **23/01423/FULEIA**.

It has been produced on behalf of C C Land, owner of The Leadenhall Building by the following professional team:

Architect	dMFK
Landscape Architect	Kim Wilkie
Heritage Consultant	Stephen Levrant Heritage Architecture
Planning Consultant	JDA Planning Consultancy Limited
Planning Legal	Taylor Wessing

Headquartered in Hong Kong, C C Land are generational investors in prime real estate in London. The Leadenhall Building was acquired in 2017 and comprises the Group's principal asset.

C C Land are a proactive stakeholder in the City of London:

- Sit on the Board of the City Property Association (CPA);
- One of the founding Members of the EC Bid;
- Sponsor the Sculpture in the City Programme; and
- Support the One City digital platform promoting the Square Mile.

C C Land believe in the City of London and share the City Corporation's aspirations for the future of the Square Mile and the City Cluster in particular.

It is clear that these 2023 redevelopment plans proposals differ markedly from the existing 2019 consent for 1 Undershaft.

The proposals now have a material impact upon The Leadenhall Building and St Helen's Square and significant implications upon our setting, our occupiers, and those who work/reside within and visit the City of London.

The 2023 redevelopment plans have a detrimental impact on occupiers of the eastern half of the Leadenhall Building in terms of overlooking, loss of daylight, and loss of views. Whilst we believe these are relevant concerns, we understand that they are not planning matters. C C Land have considered the 1 Undershaft proposals primarily as a long term stakeholder in the future of the City of London.

C C Land consider it is incumbent upon stakeholders to engage in the planning and development process. We advised the City of London on 21 February 2024 of our intention to submit formal representations as part of the Neighbour Consultation process.

The professional team have been provided information from the Applicant (see chapter 1.1) and have reviewed all documentation submitted on the City of London's planning portal.

C C Land's assessment has focused on the public realm and street scene at the base of the tower.

1.1 Applicant Consultation

1. Photo of consultation drawings and model, October 2023.

2. Extract of information provided at initial stakeholder presentation, 31 October 2023.

1.



2.



1.1 Applicant Consultation

Pre-Application Consultation

The Statement of Community Involvement submitted with the planning application Ref. No: **23/01423/FULEIA** states that engagement with the City of London Corporation planning department and other stakeholders commenced in early 2022.

C C Land initiated contact with the Applicant's team on 8 September 2023 to request a briefing on the new redevelopment plans for 1 Undershaft.

An initial stakeholder presentation was given to C C Land by Eric Parry Architects on 31 October 2023.

Upon request a more detailed follow up explaining the impact of the new proposals on The Leadenhall Building and its environs was provided by the Applicants team to C C Land and dMFK on 23 November 2023.

Post-Submission Consultation

The following requested information has been provided by the Applicants team in recent weeks:

- 3D massing model, received 7 March 2024
- Additional section drawings, received 7 March 2024
- Public realm management plan, received 7 March 2024
- Hostile vehicle mitigation strategy, received 7 March 2024
- CGI video views from typical office floorplates of The Leadenhall Building, received 15 March 2024
- GIA overshadowing assessment (including 2019 consented scheme, not previously in planning applications) received 8 April 2024
- GIA revised overshadowing assessment (including full extent of site for analysis of 2019 consented scheme, and additional dates of analysis) received 22 April 2024

2.0 The Leadenhall Building & St Helen's Square

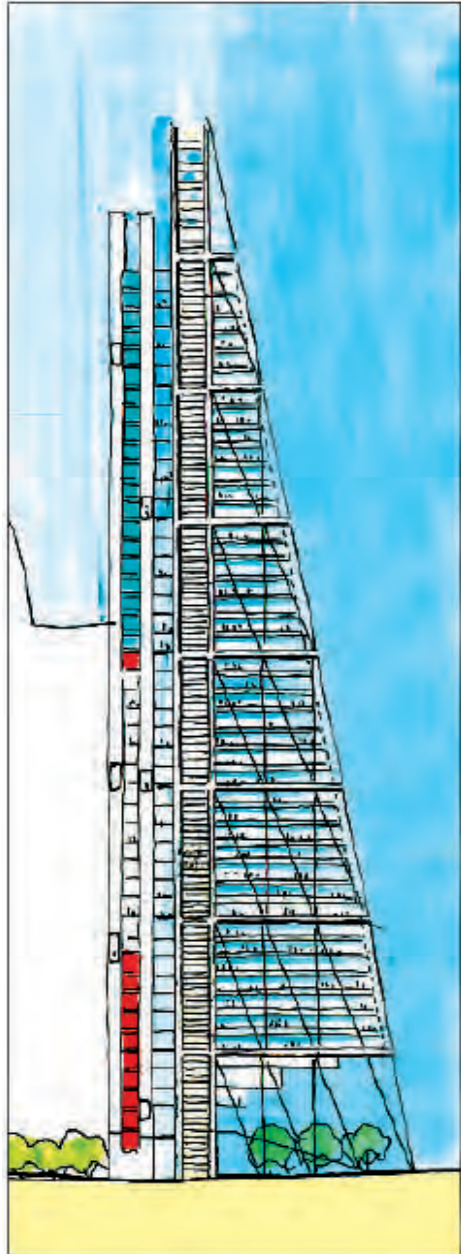
1. Concept section and elevation illustrating public realm provided at ground level (from Design & Access Statement by RSHP).

2. Photo looking north east towards St Helen's Square from Leadenhall Plaza.

3. Concept diagram illustrating the preserved view to St Andrew Undershaft Church from Leadenhall Plaza (RSHP).

4. Photo looking east towards St Andrew Undershaft Church from Leadenhall Plaza.

1.

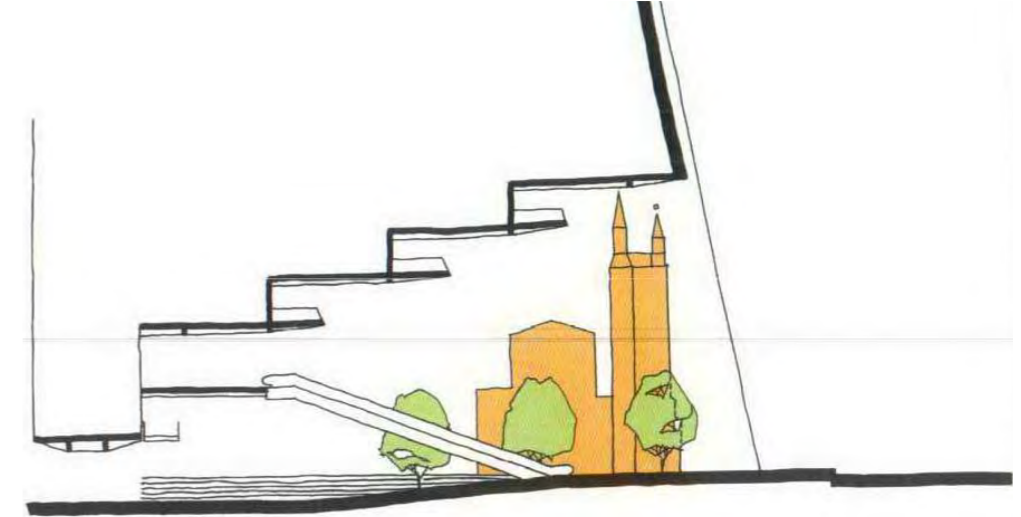


2.



Existing

3.



4.



Existing

2.1 St Helen's Square & Leadenhall Plaza

St Helen's Square is a vitally important civic space and focal point for place making in the City Cluster. It frames the medieval Churches and outstanding modern architecture against the skyline. This is one of the most powerful and unforgettable outdoor experiences in the City.

St Helen's Square is a significant open space fronting Leadenhall Street and St Mary Axe, attracting office workers, residents, and visitors of all age groups to meet, relax, play, and enjoy events within the iconic setting.

The Leadenhall Building adjoins St Helen's Square and the Aviva Building, which are within the planning application site for 1 Undershaft. The Leadenhall Building's public open space at street level flows into St Helen's Square;

"Although the tower occupies the entire site, the scheme delivers an unprecedented allocation of public space – the lower levels are recessed on a raking diagonal to create a spectacular sun-lit, seven-storey high space complete with shops, and soft landscaped public space. The public space offers a half-acre extension to the adjacent piazza of St Helen's Square... This new public space provides a rare breathing space within the dense urban character of the City of London". (RSHP Website Projects Page – Overview).

St Helen's Square enjoys a high standard of sunlight and daylight, which lifts the quality of light and comfort levels in The Leadenhall Building's adjacent covered open space.



The 2019 consent recognised the importance of protecting and enhancing the experience of St Helen's Square and its connection to the Leadenhall Plaza. The following chapters assess the implications of the 2023 proposals for 1 Undershaft on St Helen's Square.

From this analysis of the City Local Plan's approach to public open space, and the character of St Helen's Square, the following conclusions are reached:

1. There is a serious deficiency of public open space in the City, and in particular in the Eastern Cluster.
2. Planning policy and strategies for the Eastern Cluster look to protect, improve, and extend the area of public open space in the Eastern Cluster.
3. St Helen's Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a canvas for active and engaging public life.
4. St Helen's Square has excellent daylight, sunlight, reflected light, and as a result is a very popular place for recreation and has the potential to host outstanding events.
5. It has an internationally significant setting, which frames the sky above St Helen's Square, including the Gherkin, the Grade I Listed St Andrew Undershaft Church, the Grade I Listed Lloyd's Register building, and The Leadenhall Building.
6. Public open space in the City is a scarce and valuable resource. St Helen's Square is one of the most important opportunities for public open space in the City, and the Eastern Cluster.

2.2 Policies & Strategy for Public Realm in The City

1. Public realm proposals, from The City Cluster Vision (2019), incorporating 1 Undershaft 2019 consent & highlighting two primary civic spaces in the Eastern Cluster.

St Helen's Square 
The Gherkin 

2. Leadenhall Street opportunity diagram, from The City Cluster Vision (2019).

3. St Helen's Square CGI, from The City Cluster Vision (2019).

1.



2.



3.



2.2 Policies & Strategy for Public Realm in The City

The City Cluster Vision shows the importance of St Helen’s Square to the Open Space Strategy for the Eastern Cluster:

*“Spaces such as St Helen’s Square (at the foot of 122 Leadenhall Street and 1 Undershaft) and The Plaza at the foot of 30 St Mary Axe (the Gherkin) provide **the canvas for active and engaging public life to flourish and are supported by a range of social and cultural activities and events.**”*

The City’s own policies and strategies for public realm state that:

- There is a serious deficiency of public open space in the City, and in the Eastern Cluster.
- Planning policy and strategies for the Eastern Cluster look to protect, improve, and maximise the area of public open space in the Eastern Cluster.

St Helen’s Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a canvas for active and engaging public life.

- It has an internationally significant setting, the sky above St Helen’s Square is framed by the Gherkin, St Andrew Undershaft Church (Grade 1 listed), the Lloyd’s Register (Grade 1 listed), and The Leadenhall Building.
- St Helen’s Square is at the centre of the planned growth of tall buildings, an area of exceptional density, which will put increasing pressure on open spaces. This reinforces the need to protect St Helen’s Square, and in the words of the City *“make it work hard”* and not to reduce it in size area and character.

Area	Percentage of Open Space	Total Size (Hectares)	Publicly Accessible (Hectares)
North of the City	51	16.53	12.02
Cheapside and St. Paul’s	9	2.84	2.73
Eastern Cluster	4	1.18	1.06
Aldgate	4	1.33	1.09
Thames and the Riverside	19	6.17	5.32
Rest of the City	13	4.04	3.44
Total	100	32.09	25.66

Table 2: Distribution of Open Space, from The City of London Open Space Strategy SPD (2015).

3.0 Comparison of 1 Undershaft Proposals

by de Metz Forbes Knight Architects

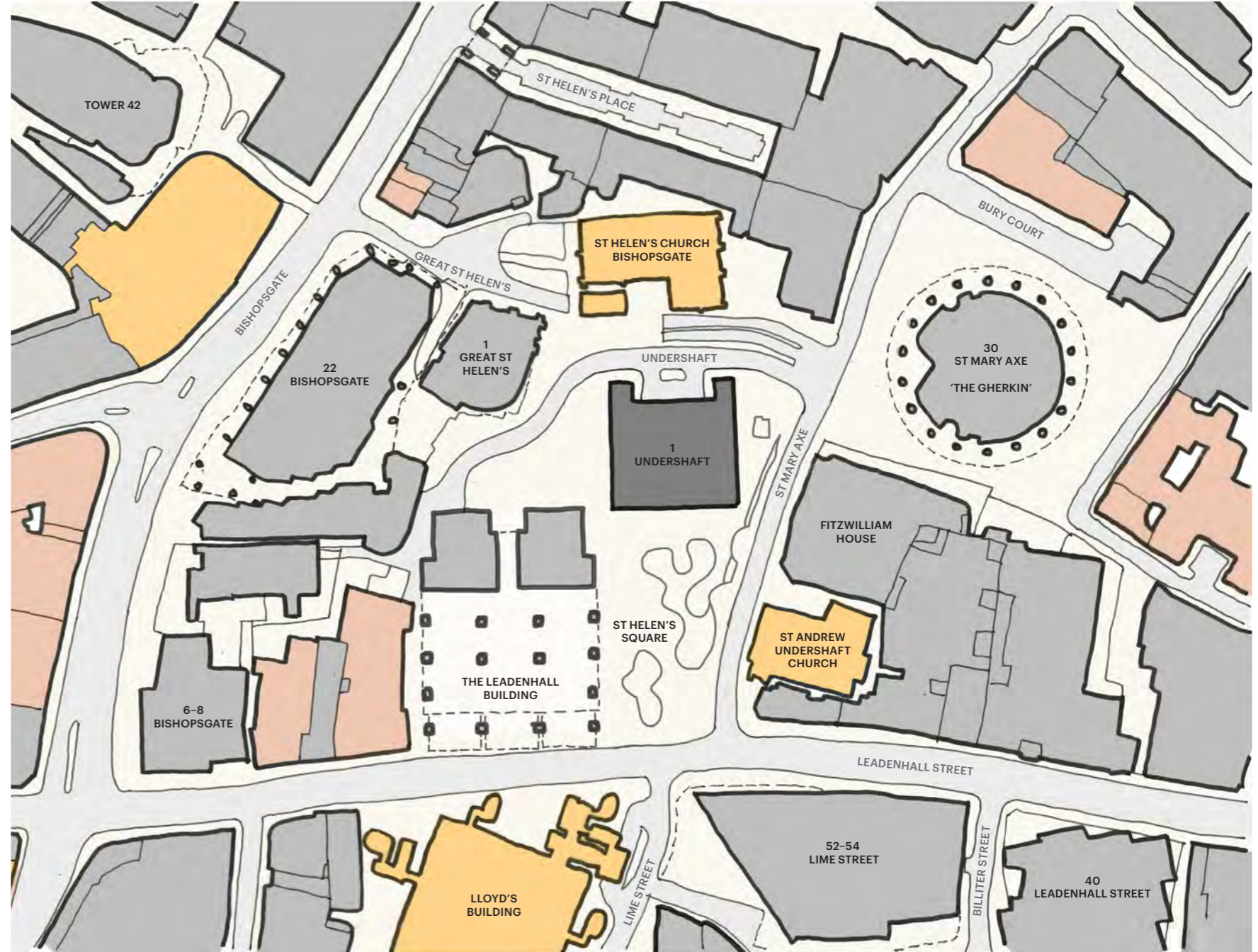
3.1 Architectural Strategy & Findings

This chapter summarises a comparative analysis of the 2023 redevelopment proposals for 1 Undershaft (Planning Application Ref. No: **23/01423/FULEIA**) against the 2019 consented proposals (**16/00075/FULEIA**) and the existing Aviva building and St Helen's Square. It focuses on evaluating the impact of proposals on the street scene and provision of public realm.

The analysis involves a review of relevant drawings from each application, supplemented by additional diagrams and annotations highlighting the relationship with St Helen's Square and the wider context. Further drawings, diagrams, and a comparison of verified and non-verified views are included in Appendix A: Comparison of 1 Undershaft Proposals.

The analysis highlights contrasting outcomes, underscoring the importance of thoughtful urban planning to preserve and enrich the public realm, in accordance with London Plan Policies D8 on public realm and D9 on tall buildings, and the design and public realm policies and strategies of the City of London:

- The 2023 proposal results in fragmentation and loss of coherence, particularly affecting the connection between St Helen's Church Bishopsgate and St Helen's Square. In contrast, the 2019 scheme improved connectivity and integration of public spaces, with the whole of St Helen's Square retained and a net-gain in area with its undercroft and lower ground plaza.
- The scale and massing of the 2023 proposals encroach upon St Helen's Square and fail to adequately compensate for the loss, diminishing the quality and vitality of the public realm, whereas the 2019 scheme avoided building into or over St Helen's Square beyond the existing footprint of the Aviva building.
- The 2023 proposals' podium and massing limit sky visibility, sunlight, and privacy for neighbouring buildings and streets. Conversely, the 2019 scheme's generous undercroft integrates seamlessly with adjacent buildings, connecting St. Helen's Square with St Andrew Undershaft Church, enriching pedestrian experience in the City Cluster.
- The 2023 proposals project significantly further south, obscuring the iconic profile of The Leadenhall Building, diminishing its character and presence in views from Leadenhall Street and St Mary Axe in the east. Comparatively, the 2019 scheme tapered inwards at higher levels to maintain The Leadenhall Building's aspect onto St Helen's Square and views from the square of the Gherkin, St Andrew Undershaft Church, and Lloyds Building.



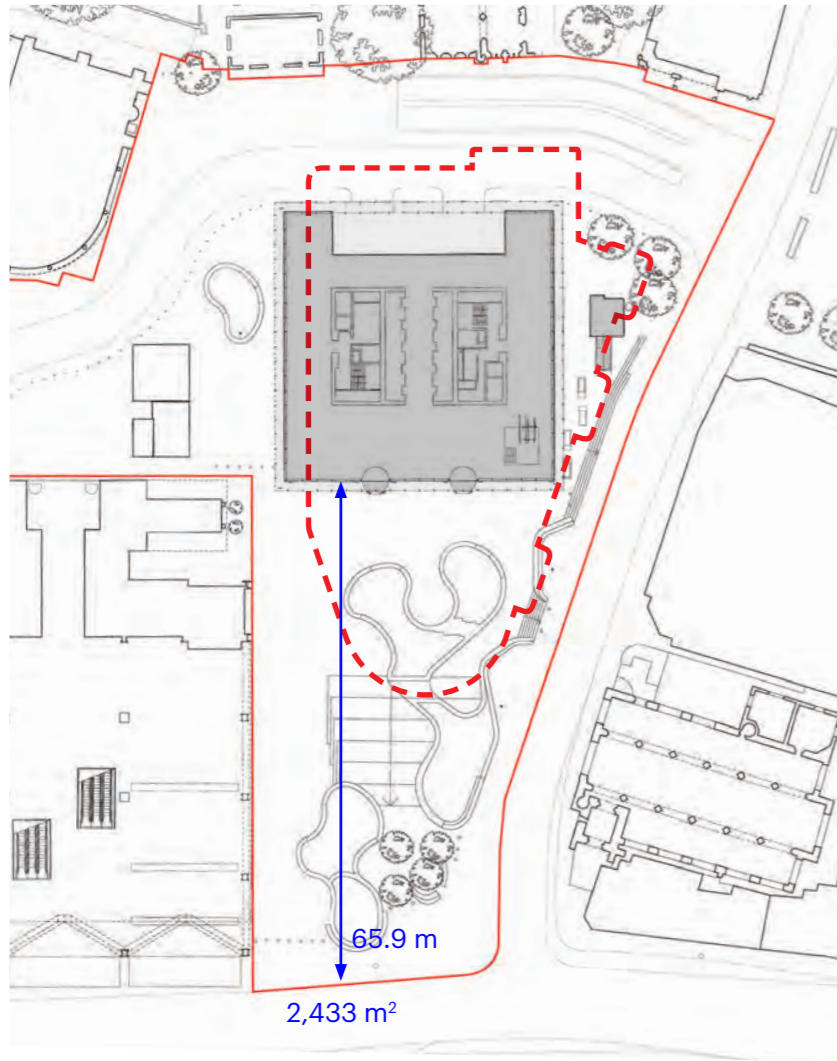
Location Plan, Existing

3.2 Proposed Plans

3.2.1 Ground Floor

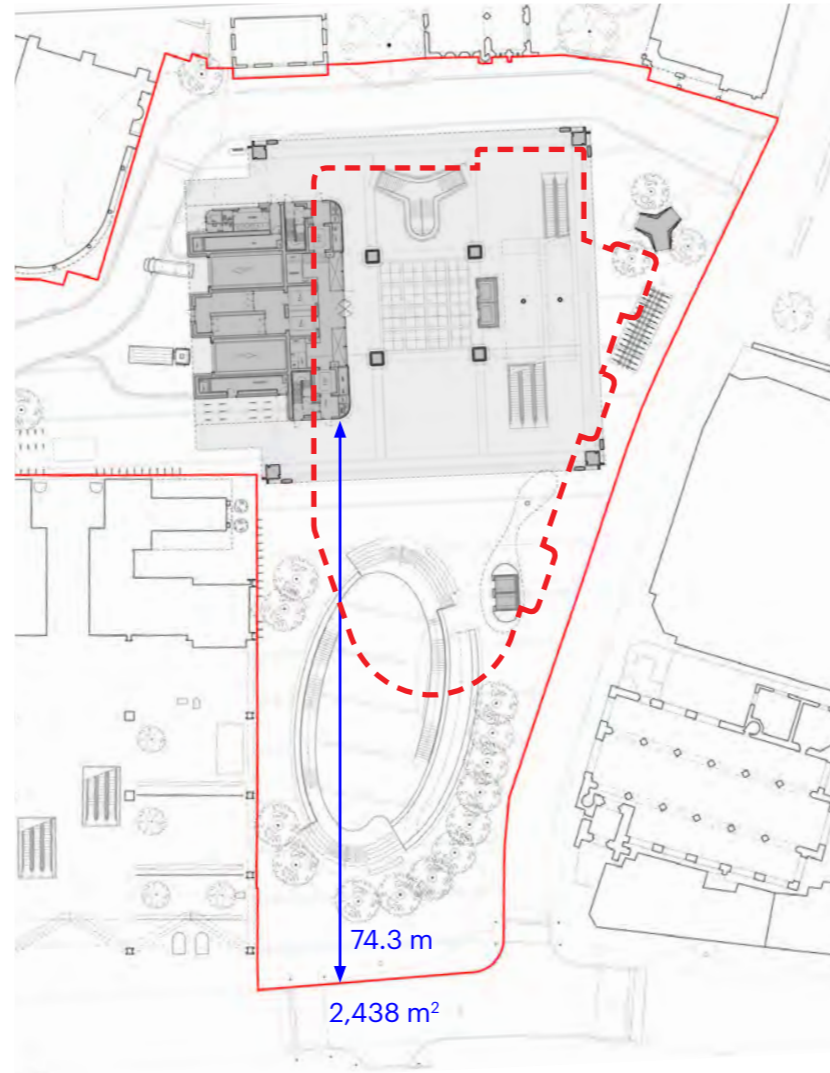
These plans demonstrate the significant loss of area, visible sky, quality, and usability of St Helen's Square due to the encroachment of 2023 proposals into and above the street level public realm, compared to both the existing scenario and 2019 consented proposals.

Ground Floor

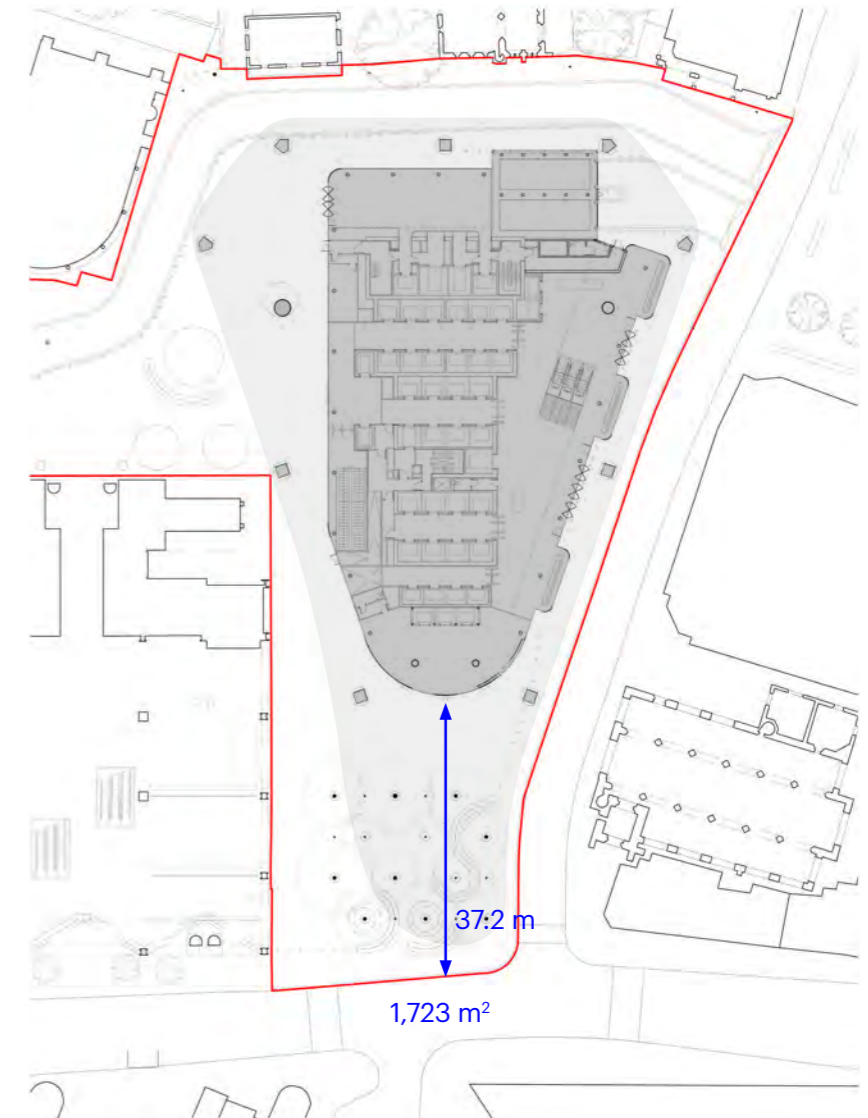
Existing

- The area of St Helen's Square is 2,433 m² with a depth of 65.9 m.





2019 Consent

- The area of St Helen's Square increases to 2,438 m², the depth increasing to 74.3 m to the nearest ground floor structure.



2023 Application

- The area is reduced to 1,723 m² and the depth reduced to 37.2 m (half of the 2019 scheme).

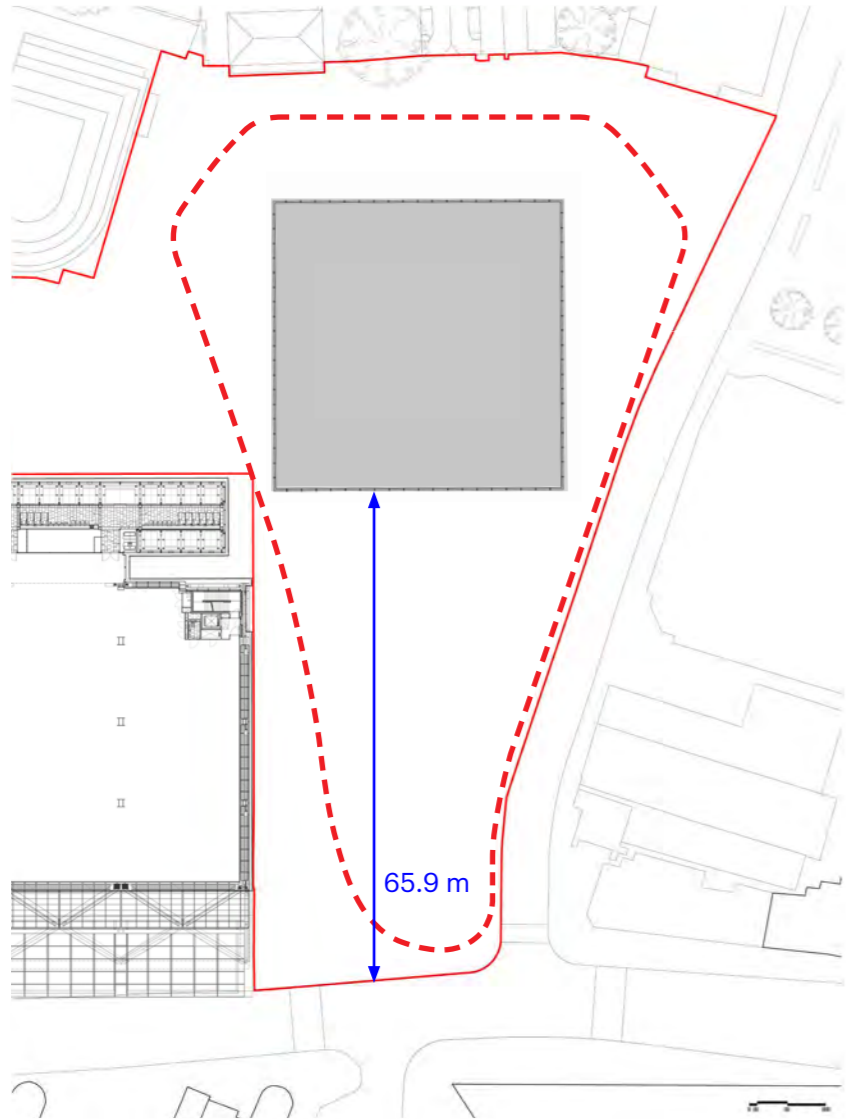
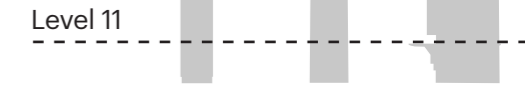
1 Undershaft Site Boundary 
 Extent of 2023 Proposal at Ground Floor 



3.2 Proposed Plans

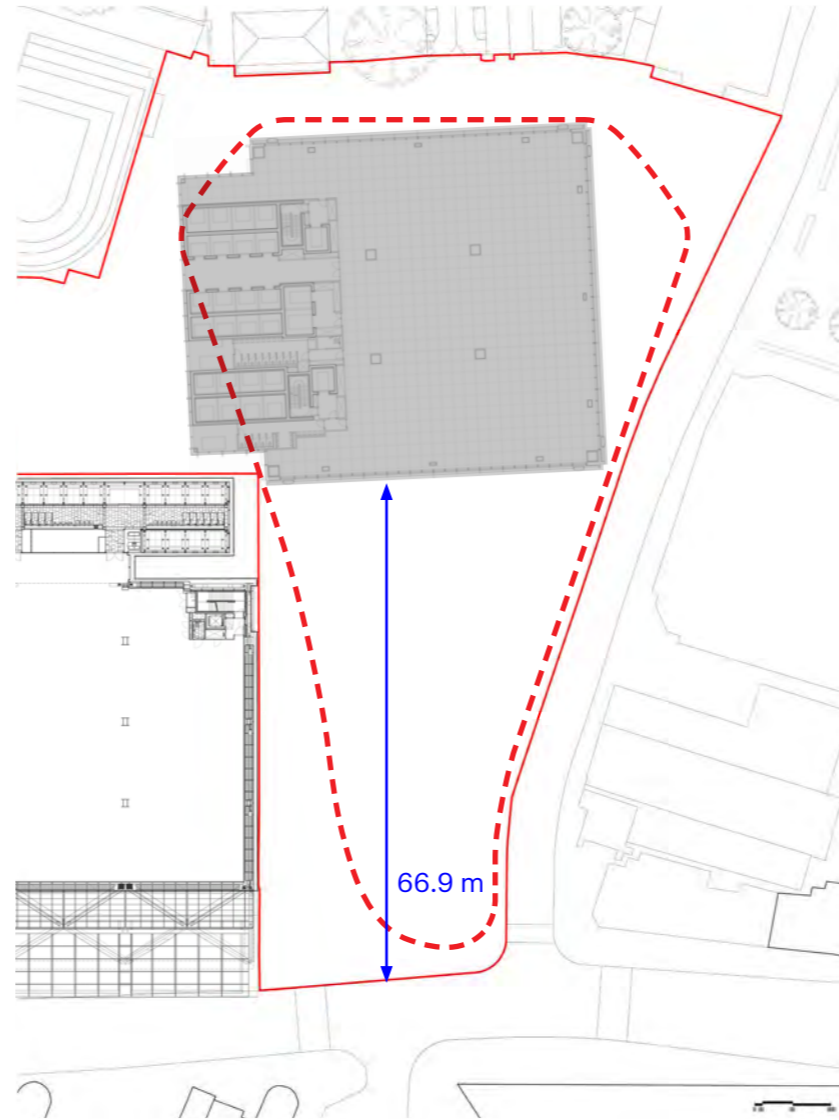
3.2.2 Level 11

These plans illustrate the large increase of proposed massing overhanging and overshadowing St Helen's Square in the 2023 application versus the 2019 consented scheme, which slightly improved the existing line of public realm to the south.



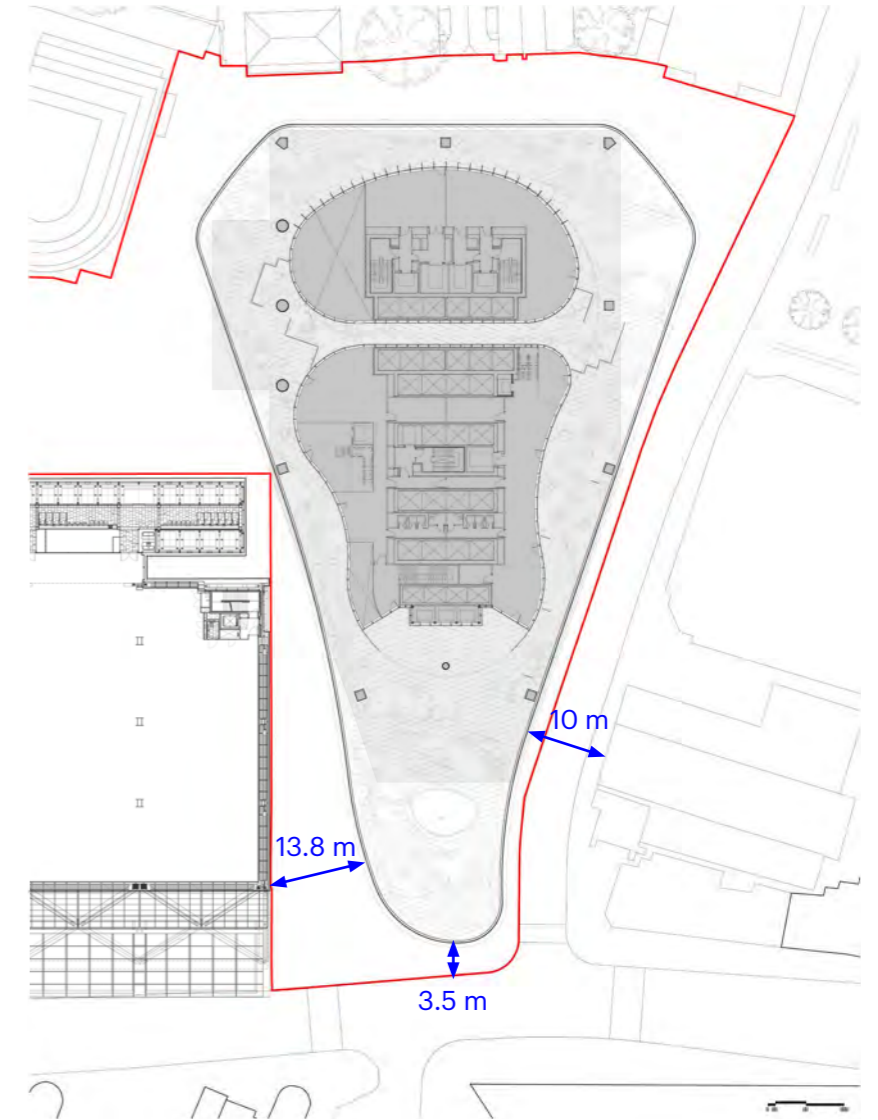
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



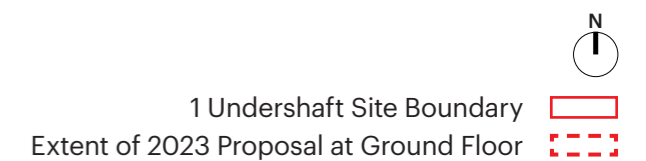
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- Public realm at level 11 is not a like for like replacement and doesn't compensate for the significant loss and harm caused at street level.

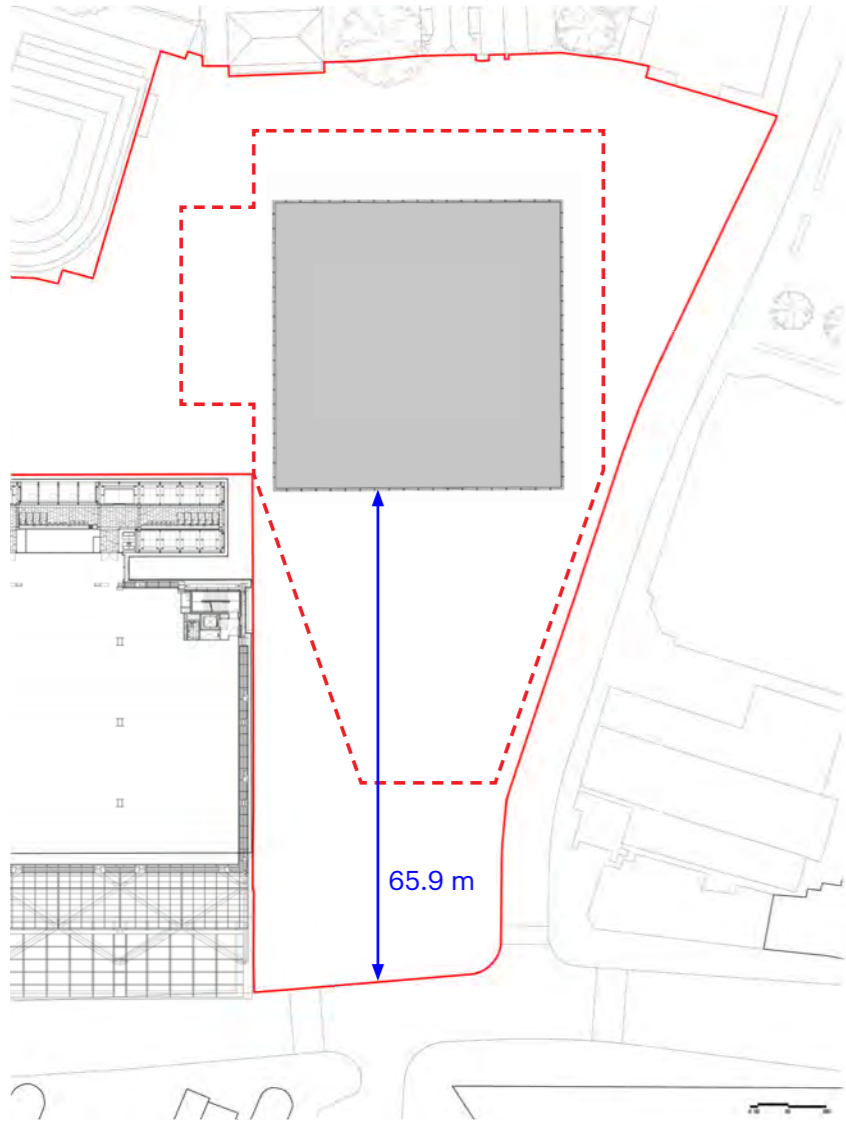


3.2 Proposed Plans

3.2.3 Level 14

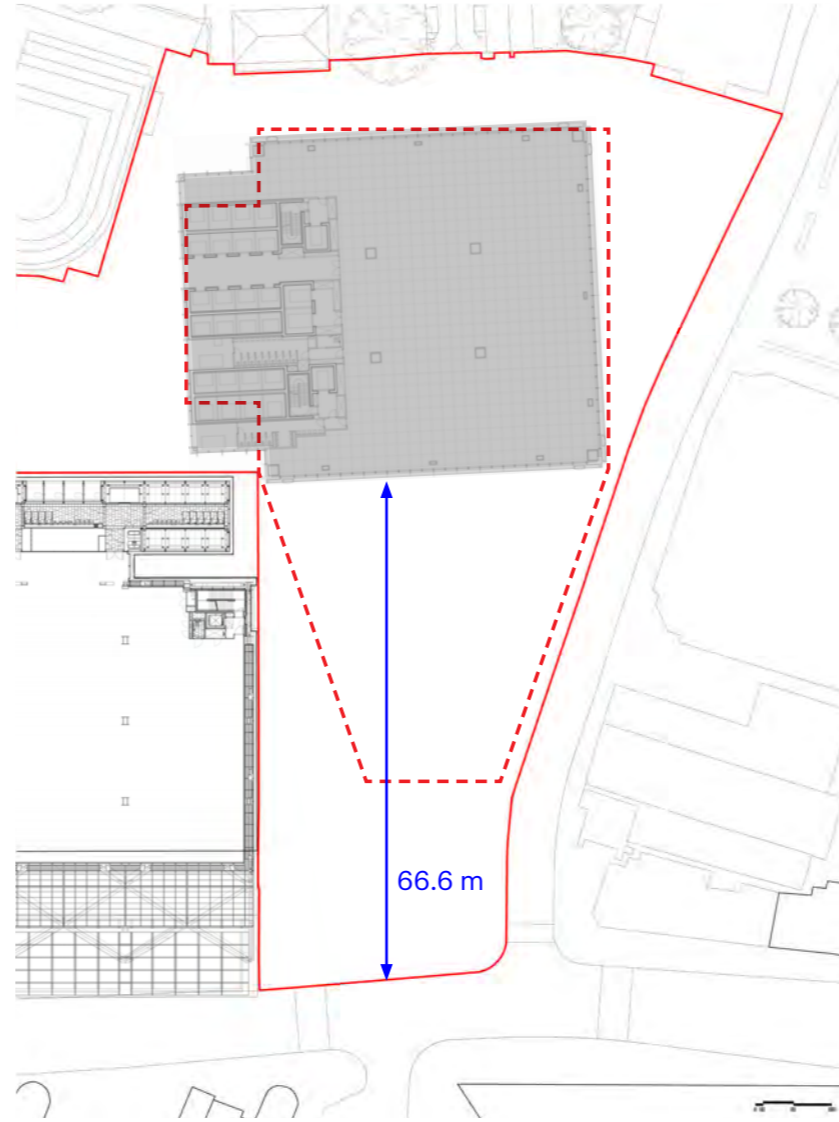
These plans show how the lower-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.

Level 14



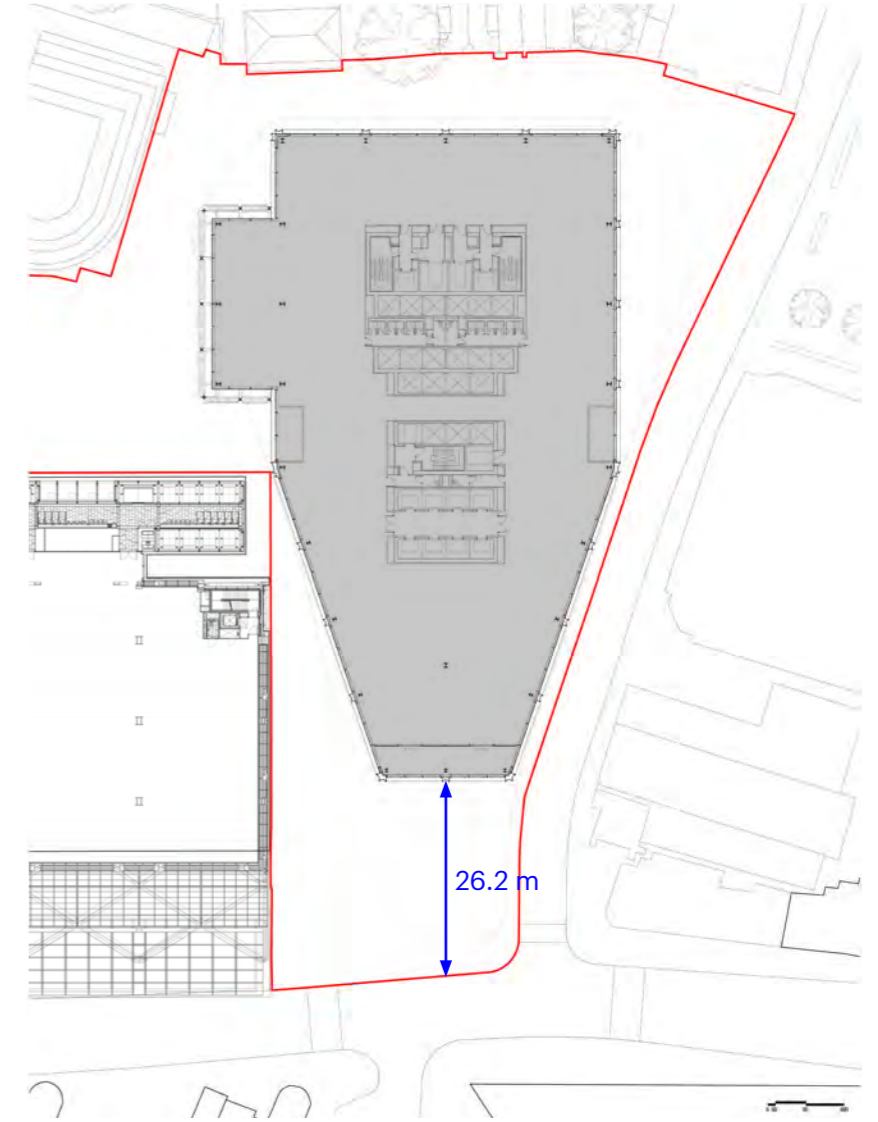
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



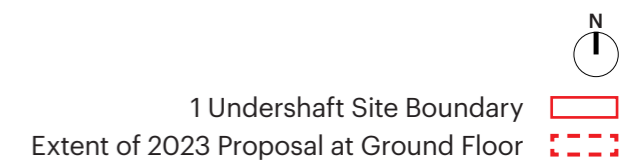
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.



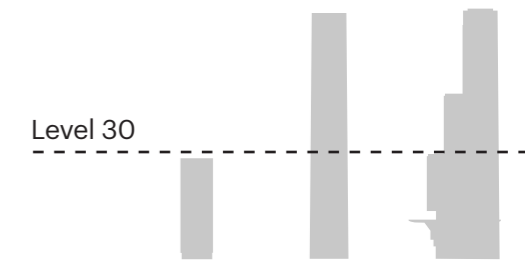
2024 Application

- Increased lower-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.

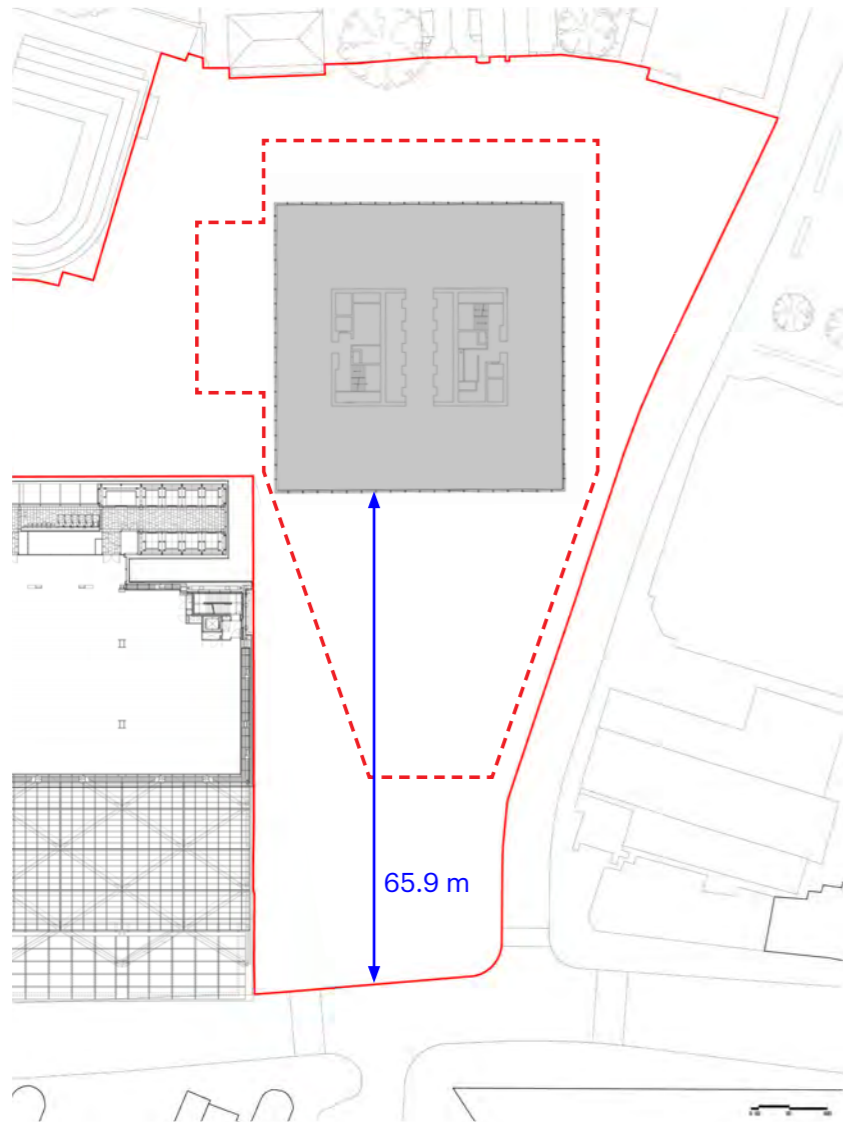


3.2 Proposed Plans

3.2.4 Level 30

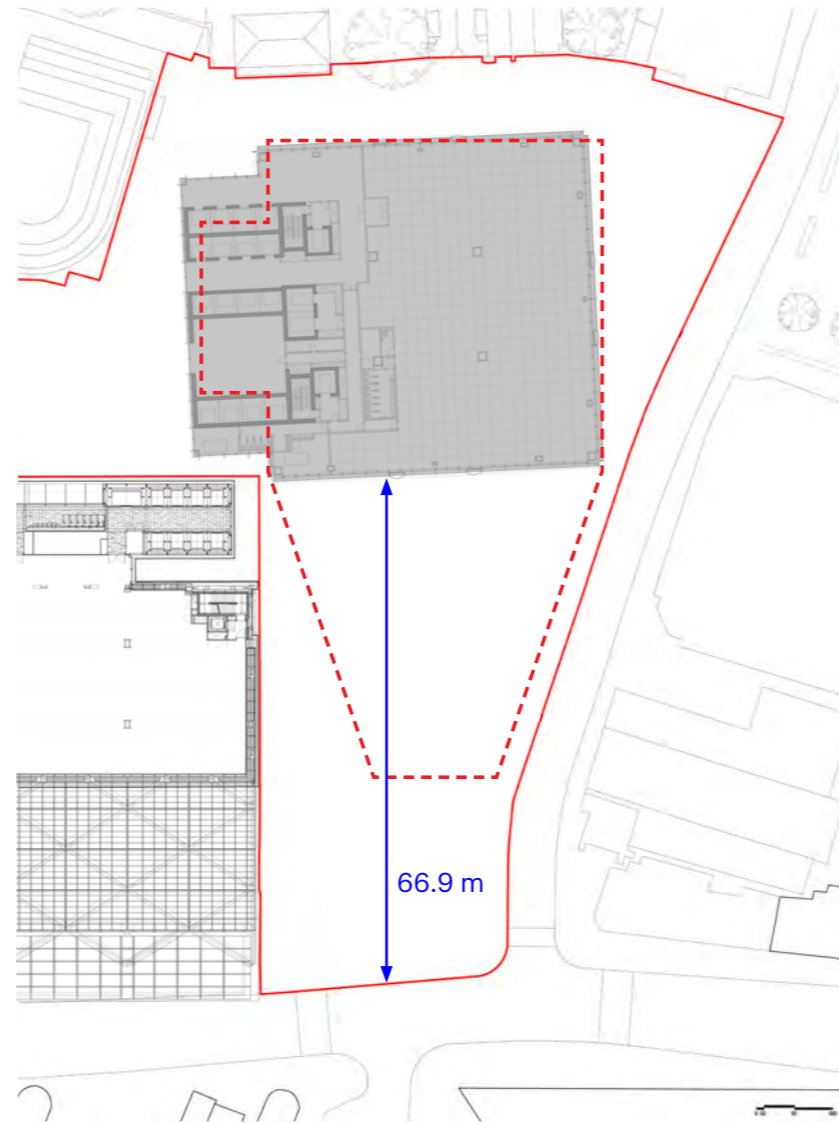


These plans show how the upper-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



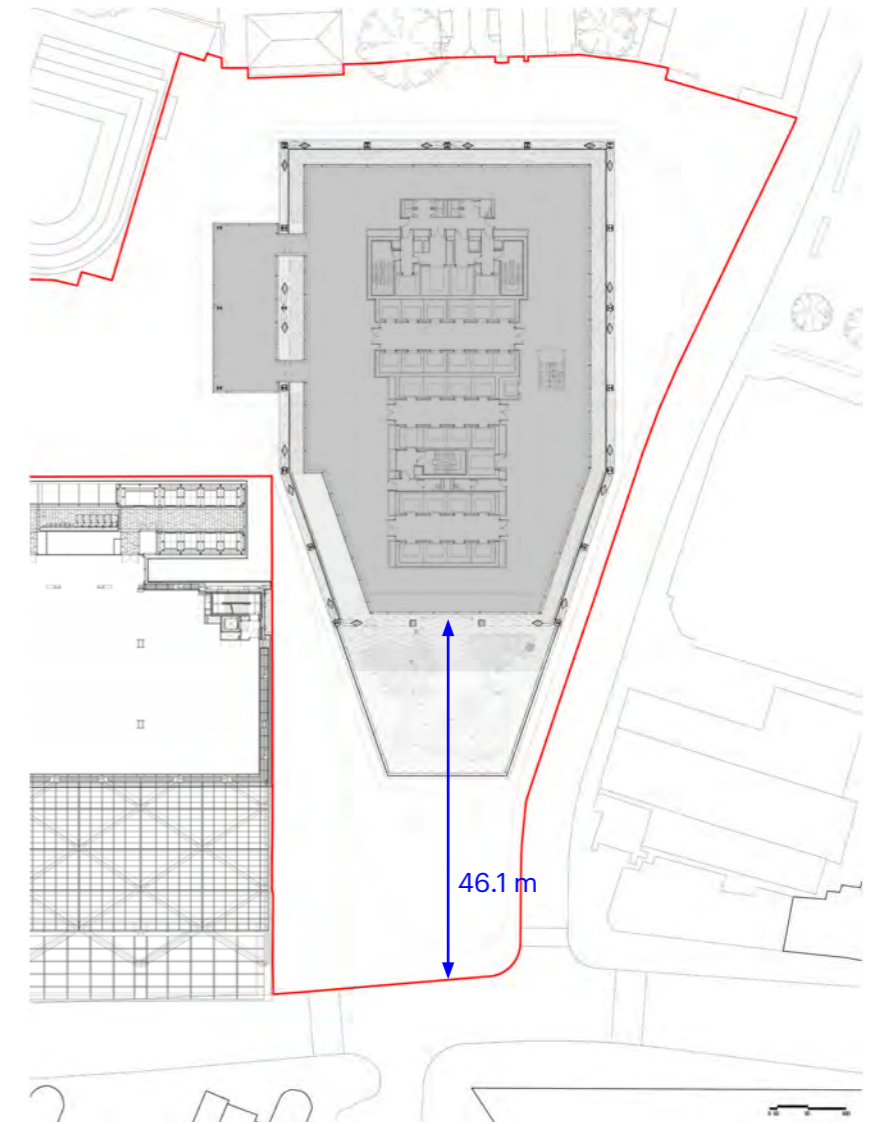
Existing (Roof Plan)

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



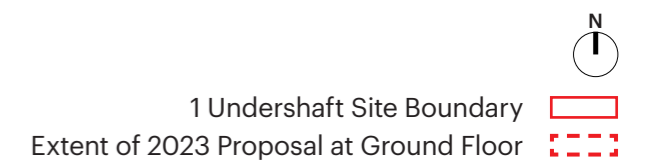
2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.



2023 Application

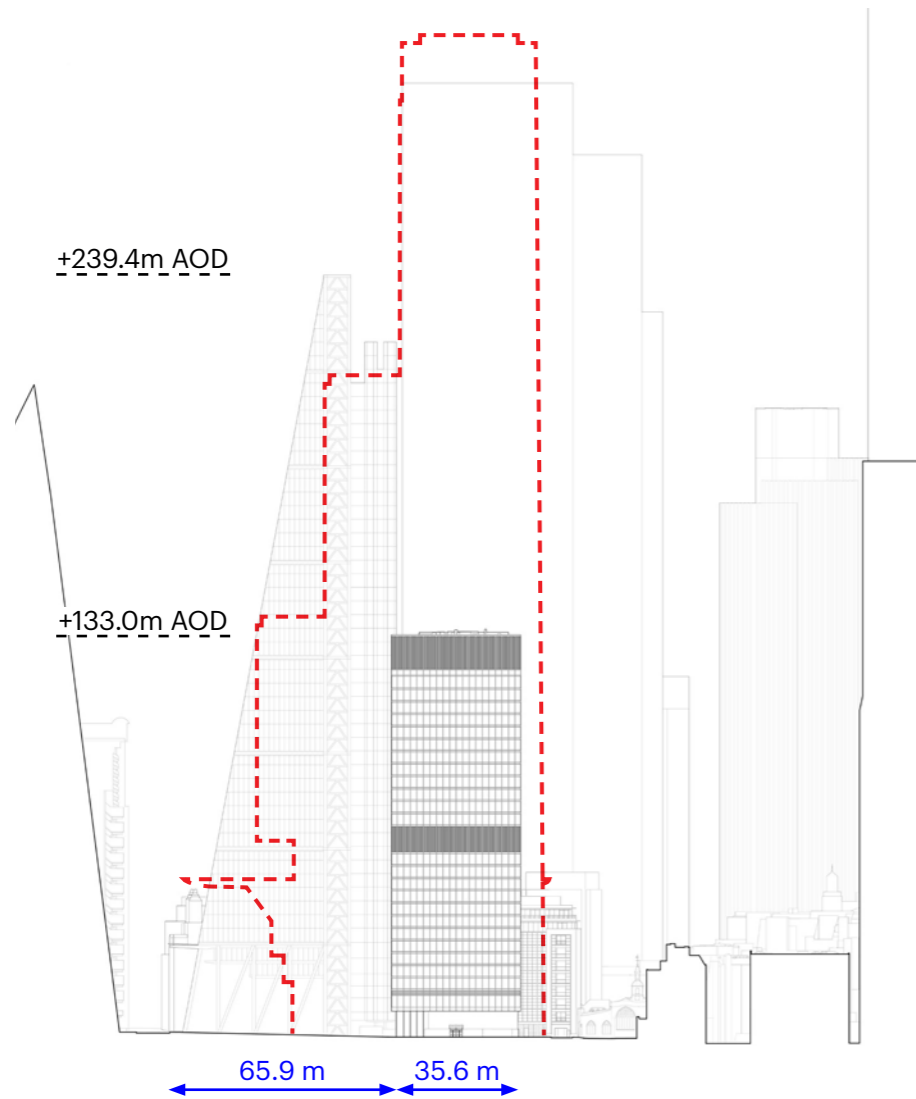
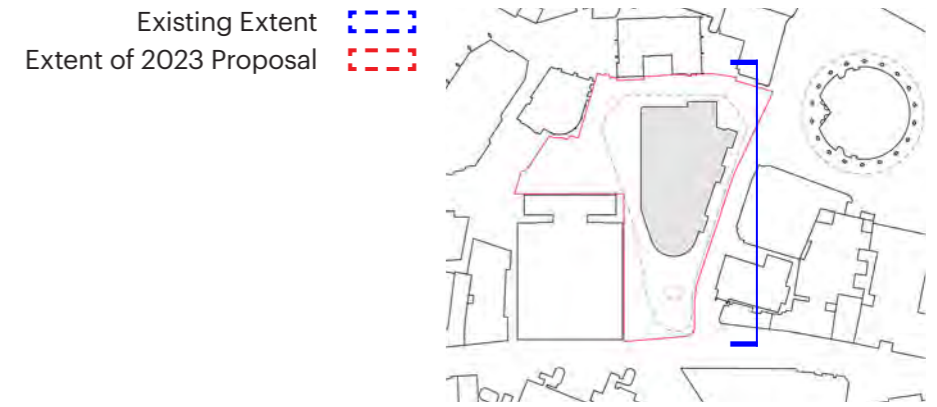
- Increased upper-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.



3.3 Proposed Elevations

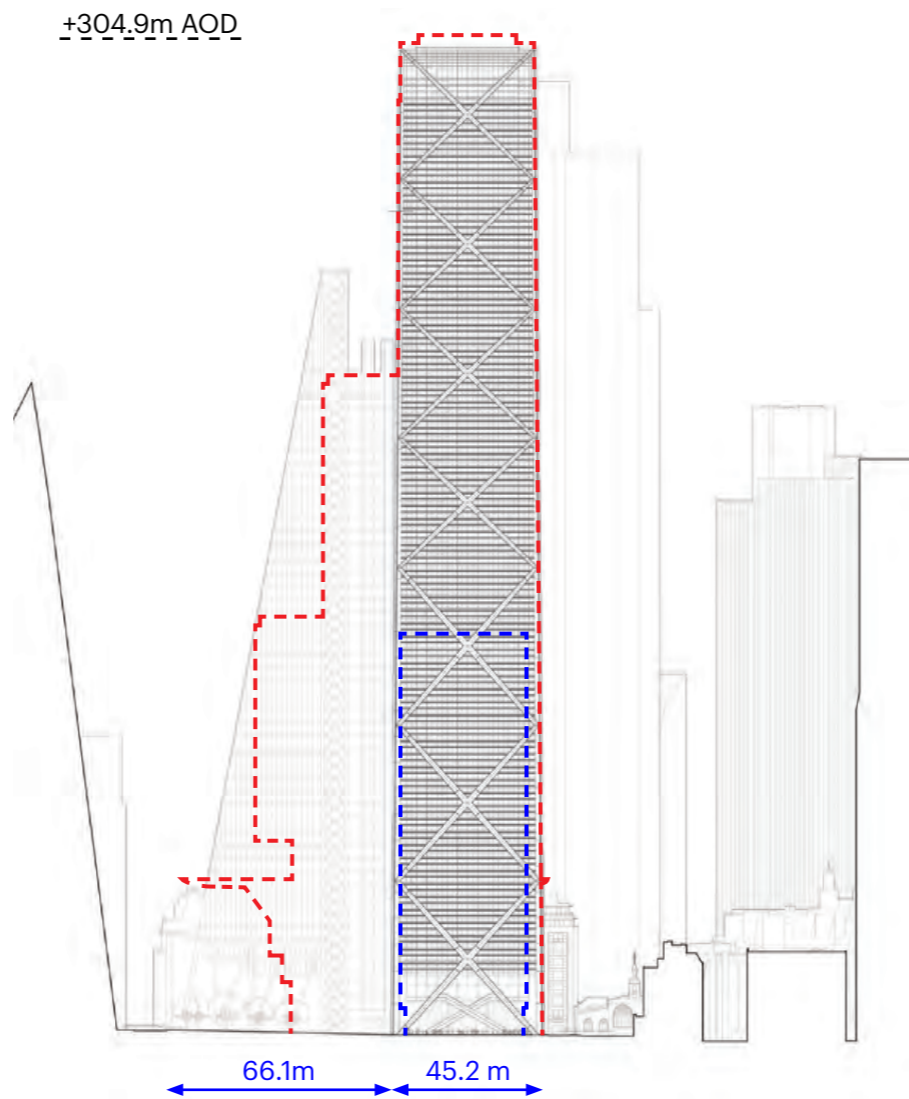
3.3.1 East Elevation

These elevations demonstrate how the increased massing of 1 Undershaft in the 2023 application obstructs the profile of The Leadenhall Building when viewed from Leadenhall Street and St Mary Axe to the east. In contrast, the 2019 consented scheme maintained the integrity of The Leadenhall Building in these views, showing respect and preservation of its architectural prominence.



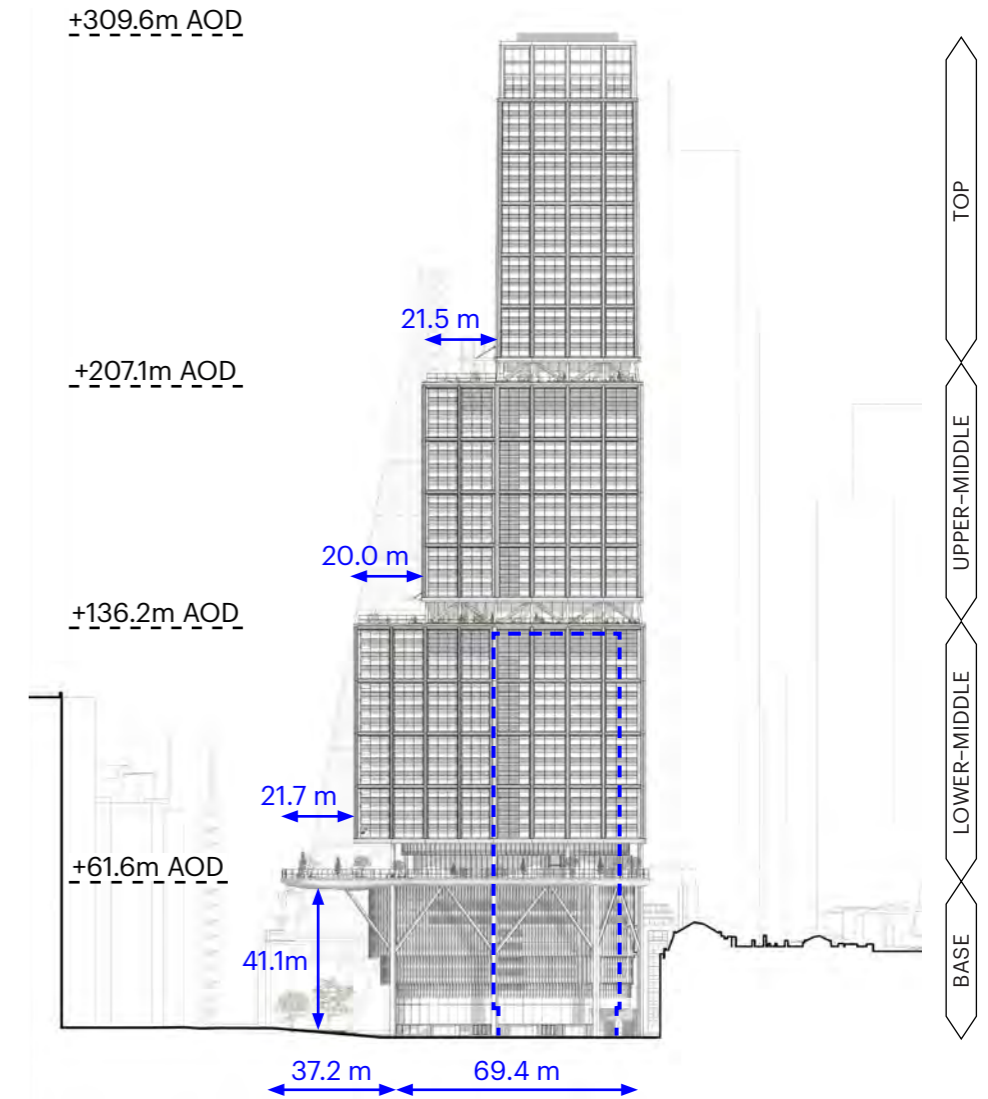
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, framing the iconic profile of The Leadenhall Building.



2019 Consent

- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east, and has an over-bearing and dominating impact on the townscape and heritage assets in St Mary Axe and Leadenhall.



2023 Application

- The projecting podium, lower-middle, and upper-middle massing significantly reduce the extent of visible sky, sunlight, and privacy to surrounding buildings and streets, while overshadowing the public realm to St Helen's Square (**London Plan Policy D9, 3.9.7**).
- Increased floorplate and projecting podium garden significantly overlap and obscure the iconic profile of The Leadenhall Building.
- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east.

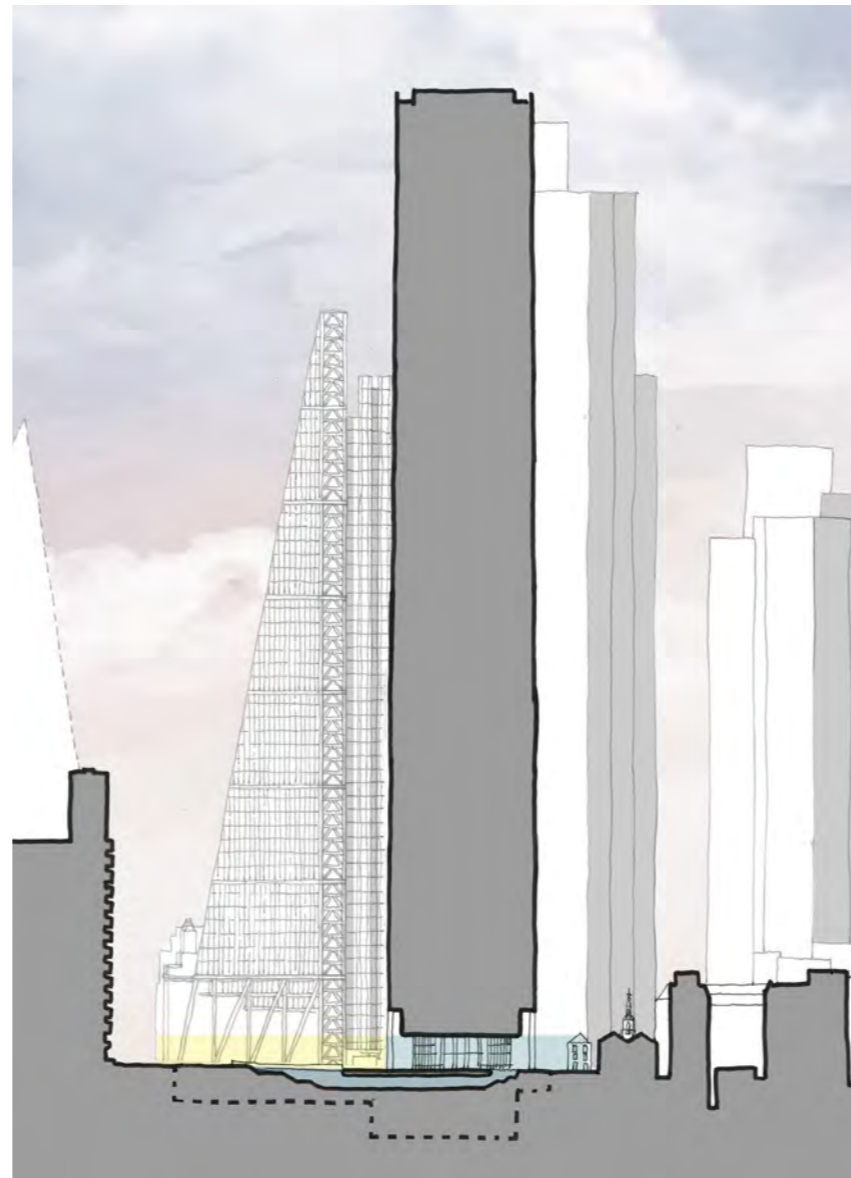
3.4 Relationship with St Helen's Square

These sections illustrate how the 2019 consented scheme expands the size and connectivity of street-level public open space without encroaching onto or over St Helen's Square. In contrast, the 2023 application proposals result in a significant loss of public open space and negative impacts on existing amenities by encroaching into and projecting over St Helen's Square, which diminishes the area's attractiveness and appeal.



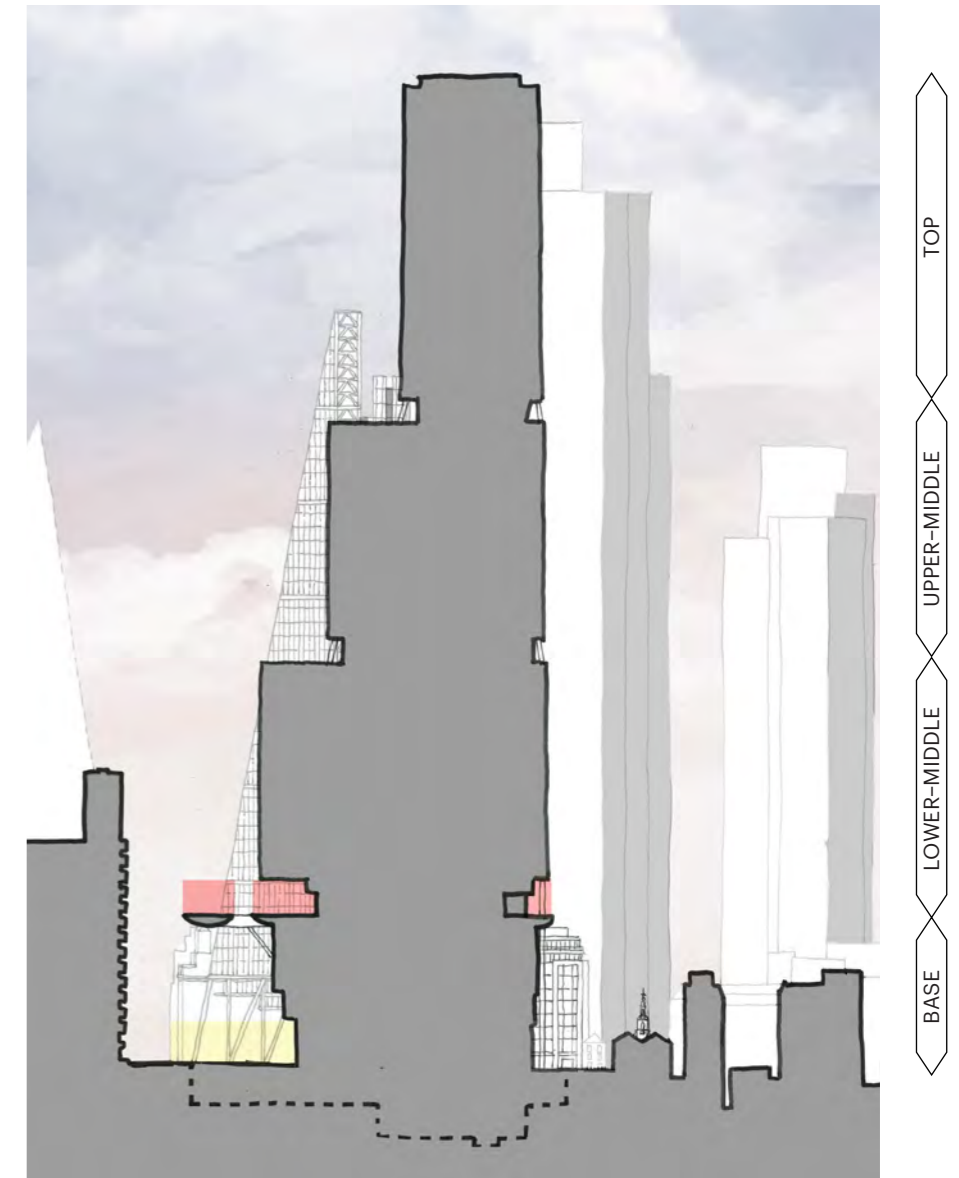
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

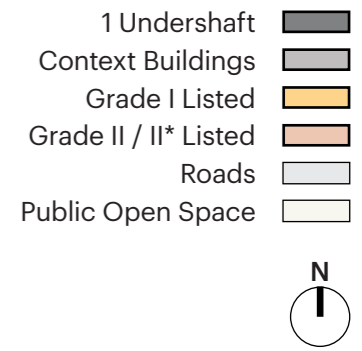


2023 Application

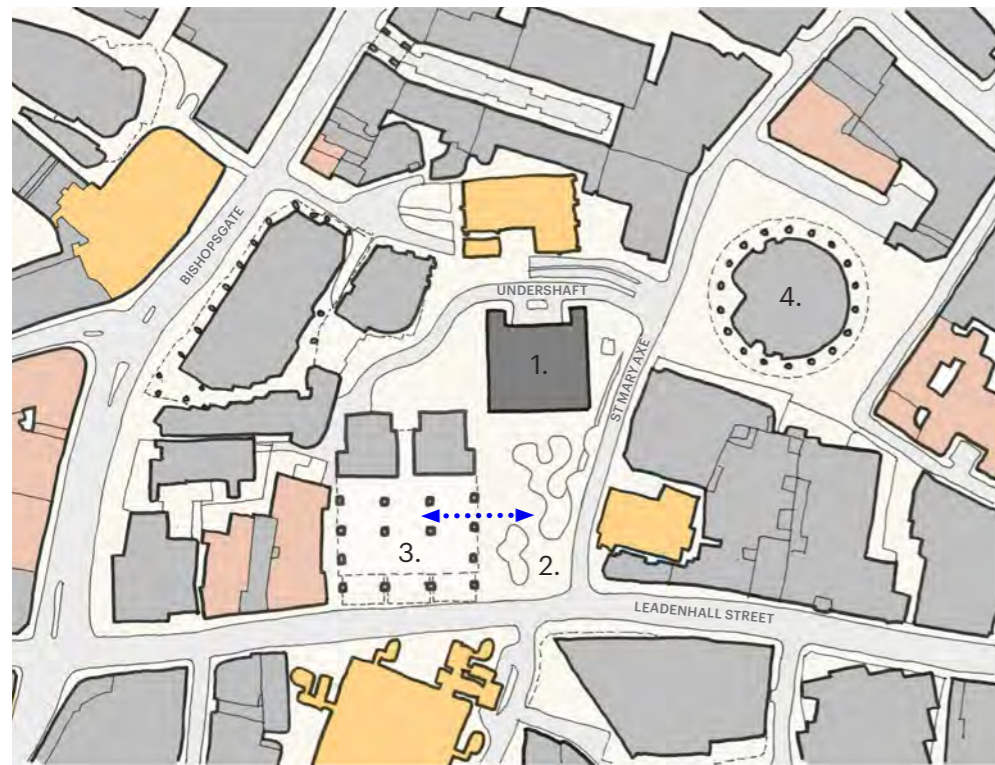
- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.5 Provision of Street Level Public Open Space

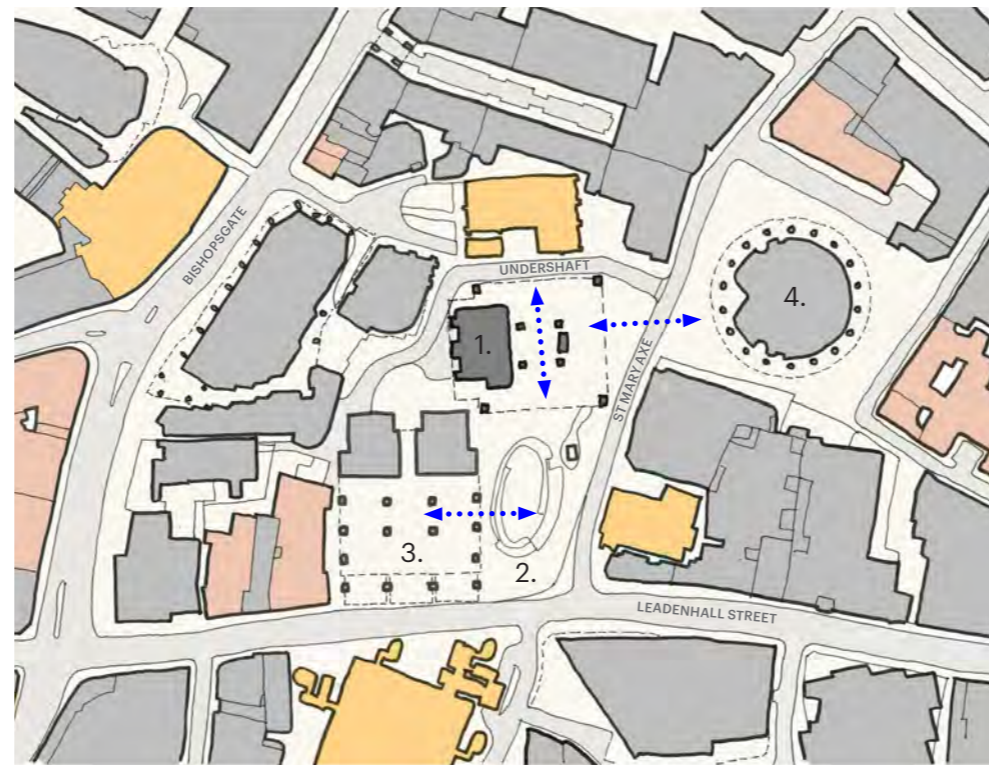
These context plans illustrate how the 2019 consented scheme helped stitch together existing public open spaces at 30 St Mary Axe and St Helen's Square / Leadenhall Plaza by providing a new public space at street level and lower ground floor, connecting St Helen's Church with St Helen's Square. Comparatively, the 2023 application serves to fragment the existing public realm and block the connection between the Church and Square.



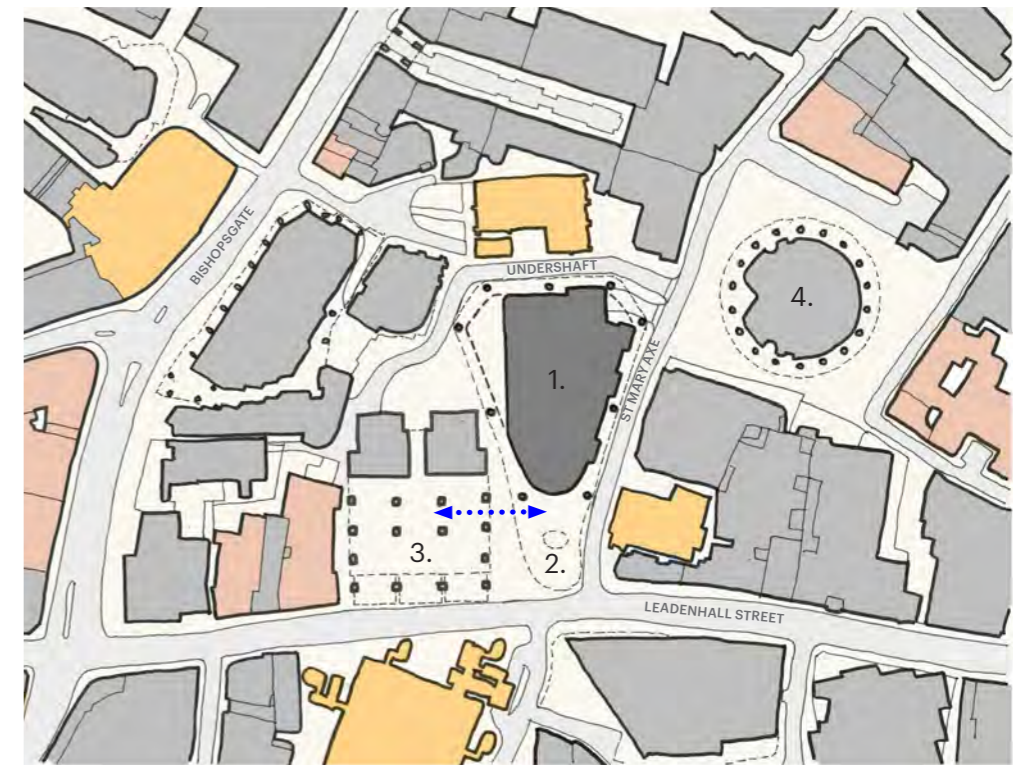
- 1. 1 Undershaft
- 2. St Helen's Square
- 3. Leadenhall Plaza
- 4. The Gherkin



Existing



2019 Consent



2023 Application

Total public realm: 4,505 m²

St Helen's Square public realm: 2,433 m²

- St Helen's Square is a unique and vitally important civic space in the heart of the City Cluster, framed by medieval Churches and iconic modern architecture.
- It provides 2,433 m² of south-facing street level open space which is open to the sky and connected to the Leadenhall Plaza, encouraging a diverse array of activity and interaction.

Total public realm: 5,361 m² (+856) (+19.0%)

St Helen's Square public realm: 2,438 m² (+5) (+0.2%)

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

Total public realm: 3,770 m² (-735) (-16.3%)

St Helen's Square public realm: 1,723 m² (-710) (-29.2%)

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.
- Relocated servicing bay deteriorates relationship with 30 St Mary Axe and its associated public realm.

1. Birds-eye view of St Helen's Square, by Gillespies.

2. Existing photos of public engagement with St Helen's Square and surrounding public realm.



4.1 Landscape Assessment

by Kim Wilkie

A city is defined by its public realm – the free, safe and open spaces where people can simply enjoy the sky and fresh air, regardless of age, wealth or background. They can move freely, saunter or sit, seek solitude or company, enjoy direct sun or green shade, snooze or chatter. The buildings may be magnificent, but it is the spaces between them that bring settlements alive and give inhabitants a sense of equality. The denser and taller the city, the more the public realm matters.

The City of London absolutely recognizes the significance of its open spaces and has particularly focused on the public realm at the heart of its tallest buildings – the Eastern Cluster. St Helen’s Square is pivotal. It is the largest open space, faces south and is surrounded both by medieval churches and some of the most iconic buildings of our time. You can only really appreciate and enjoy those buildings if you have the space to step back and see them. Pedestrian routes through the City radiate from the square. People cross the space constantly, it hums with lunchtime life in summer sunshine and warm evening gatherings. It keeps the City human.

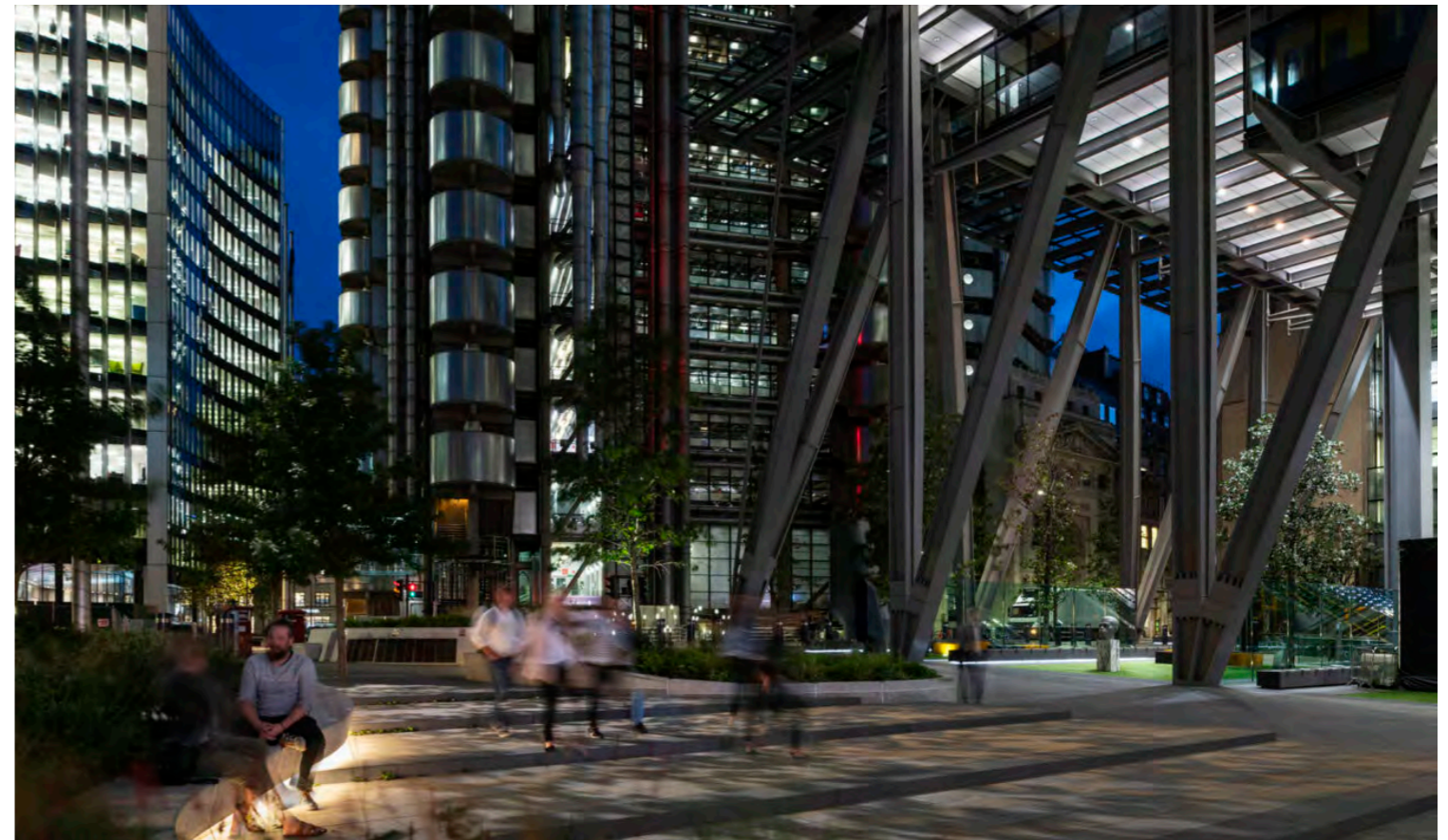
Historically, open space has been very limited in this tight urban grain, so the few places where sunlight actually reaches the ground, creating a comfortable place for people to gather and enjoy the public realm, are especially important.

St Helen’s Square has been designed to encourage people to sit, eat and talk along the lively pedestrian routes through the space. The curving seating walls and movable deck chairs offer endless possibilities for sitting in pairs, groups or quietly contemplating the scene alone. People can follow the sun or seek shade, depending on the temperature. There is a sense of free and spontaneous engagement with one another and the urban scene. The open sky and sunlight with luxuriant greenery give instant relief in the dense, febrile atmosphere of the City. It is a place to escape the tensions of the office, make human contact and enjoy open air in the middle of a day often bookended by long, dark commutes.

William Whyte’s seminal studies of pedestrian movements in New York have shown not only how these simple gestures towards human comfort and interaction can transform how spaces are used. He also demonstrated how a lively sunlit public realm at street level transforms the safety, productivity and ultimately the value of the buildings that surround it.



Existing



Existing

4.2 Impact on St Helen's Square

by Kim Wilkie

1. Images of St Helen's Square; existing photo, & verified view from 2023 application.
2. Comparative CGI views of proposals from corner of Leadenhall Street / St Helen's Square.

1.



Existing



2023 Application

4.2 Impact on St Helen's Square

by Kim Wilkie

As the central pivotal space in the Eastern Cluster, St Helen's Square connects the surrounding thoroughfares and also links to the plazas in front of St Helen's church and the Gherkin. The easy and visible flow of these spaces and the careful framing of architecture, such as the Lloyd's Building (Grade I listed), create a reassuring and instinctive wayfinding through the City. It allows people to wander and explore without having to rely on their phone screens.

Eric Parry's consented scheme for 1 Undershaft would make a significant contribution to the City and to London. As the second tallest building in the capital, it is designed to complete the composition of the City Cluster. Tall, slender and carefully positioned to complement its neighbours, the design of the new tower is both elegant and beautiful. It also addresses one of the most important urban spaces at the centre of the City, St Helen's Square. With its south-facing square and oval connection to the shops below, the consented scheme opens to the space with simple generosity. It maximizes sunlight at street level, welcomes passing pedestrians into the square, reveals the connection between St Helen's and St Andrew Undershaft and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

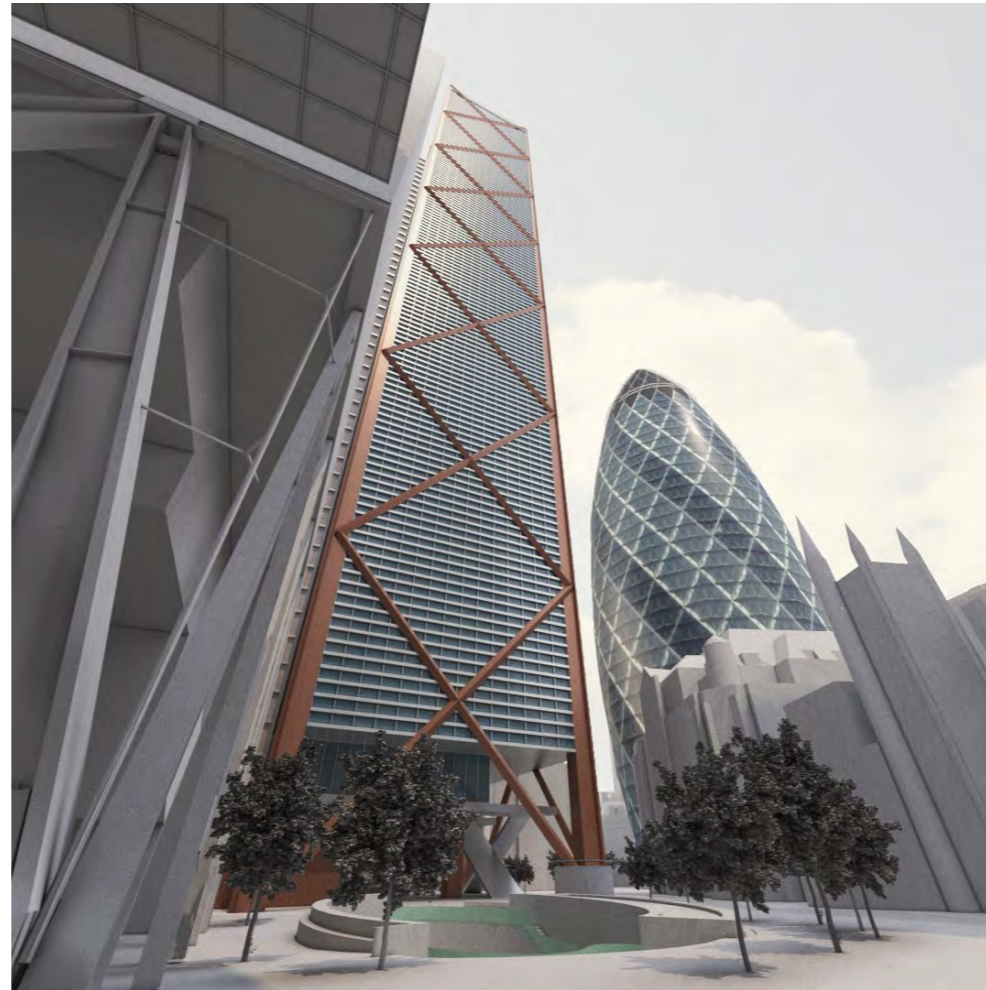
The 2023 proposals for an amended scheme that covers or overhangs most of the public realm undermines the beauty and benefits of the consented 2019 design:

- The amended building would no longer be slender and elegant, fitting gracefully into the composition of the cluster.
- The generous civic space which opens to the south of the building is largely replaced by built form and overhang.
- Midday summer sunshine no longer reaches most of the street and square. Reflected morning and evening light is blocked from the centre of the space.
- The rare urban moment of generous open sky, framed by fine buildings from the street level is removed.
- The viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm.
- The 'comfort and quality of the user experience' at ground level (prioritized by the City Strategy) is fundamentally compromised.
- The pivotal junction of Leadenhall and Lime Streets with St Mary Axe is pinched rather than opened and the connection between St Helen's and St Andrew Undershaft churches is blocked.

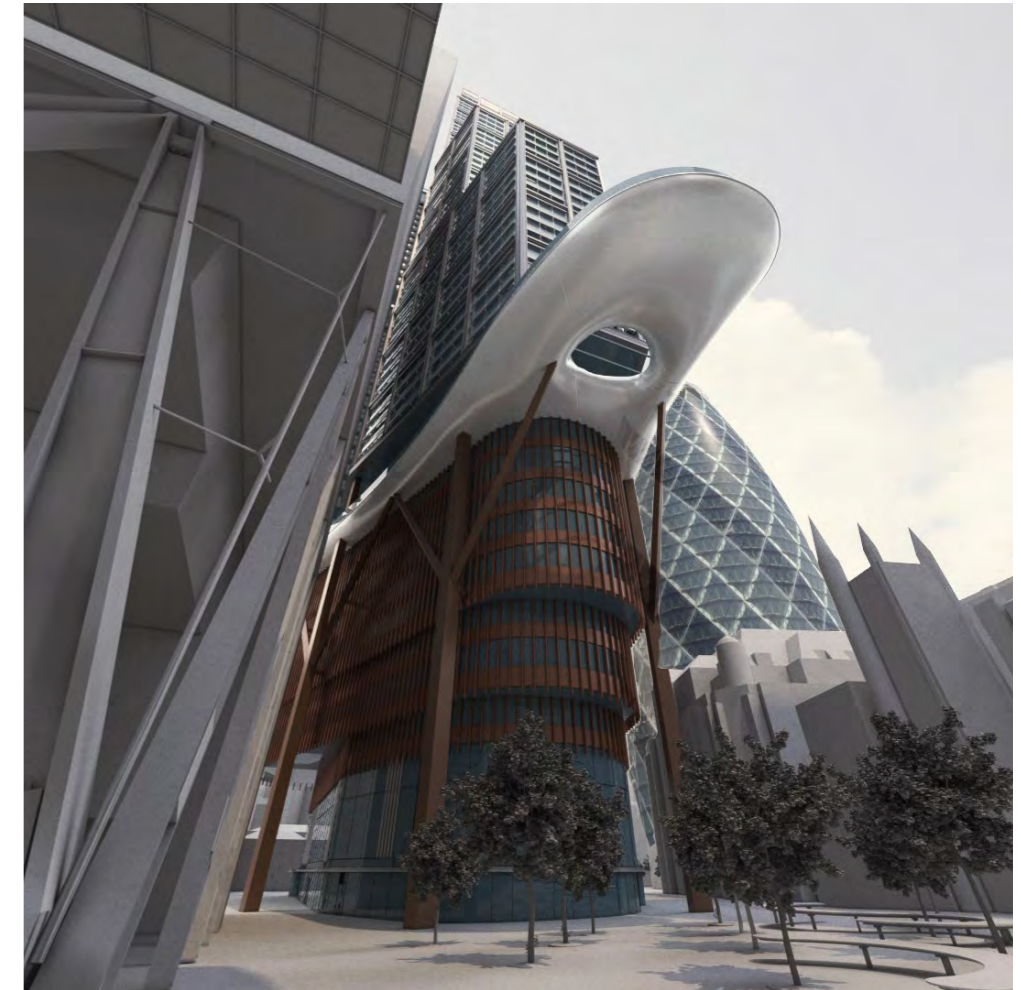
2.



Existing



2019 Consent



2023 Application

4.3

Loss of Visible Sky

by Kim Wilkie

1. Verified view from Leadenhall Street / Lloyd's Building junction, existing Aviva building & 2023 application.

2. Perspective section of 1 undershaft, adapted from EPA stakeholder presentation 27 November 2023.

3. Reflected ceiling plans comparing extent of visible sky between proposals.

1.



Existing



2023 Application

2.



2023 Application

4.3 Loss of Visible Sky

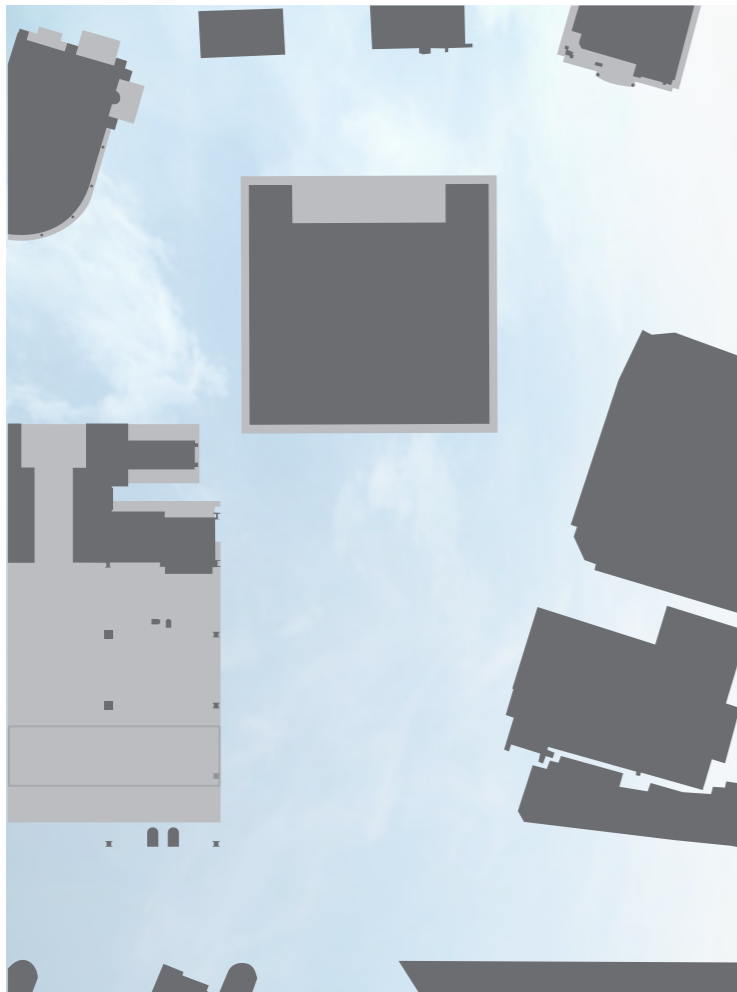
by Kim Wilkie

2023 Application

The existing area of St Helen's Square is 2,433 m². It is all open to the sky and elements. A substantial 29.6% (721 m²) -of that area will be lost because of the increased ground level footprint. This loss is the equivalent of approximately 7% of publicly accessible open space in the eastern cluster. The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.

The development proposal with its over-hanging structure and protruding tongue will leave just 29.7% (723 m²) as open space open to the sky. Most of the space will be covered.

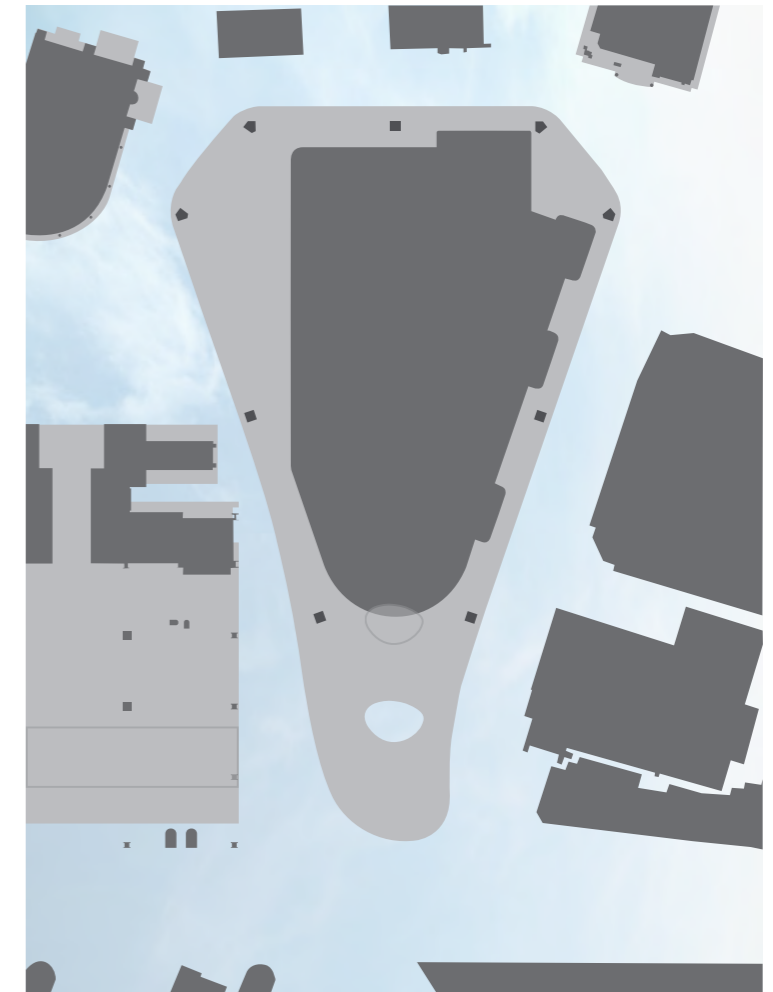
3.



Existing



2019 Consent



2023 Application

4.3 Loss of Visible Sky

by Kim Wilkie

1. Existing view of sky from St Helen's Square, with overlay of 2019 consented scheme & 2023 application proposals, highlighting significant loss of sky.

2. Section N-S through plaza to St Helen's Square, & ground floor plan, 2019 consented scheme.

1.



Existing



2019 Consent



2023 Application

4.3 Loss of Visible Sky

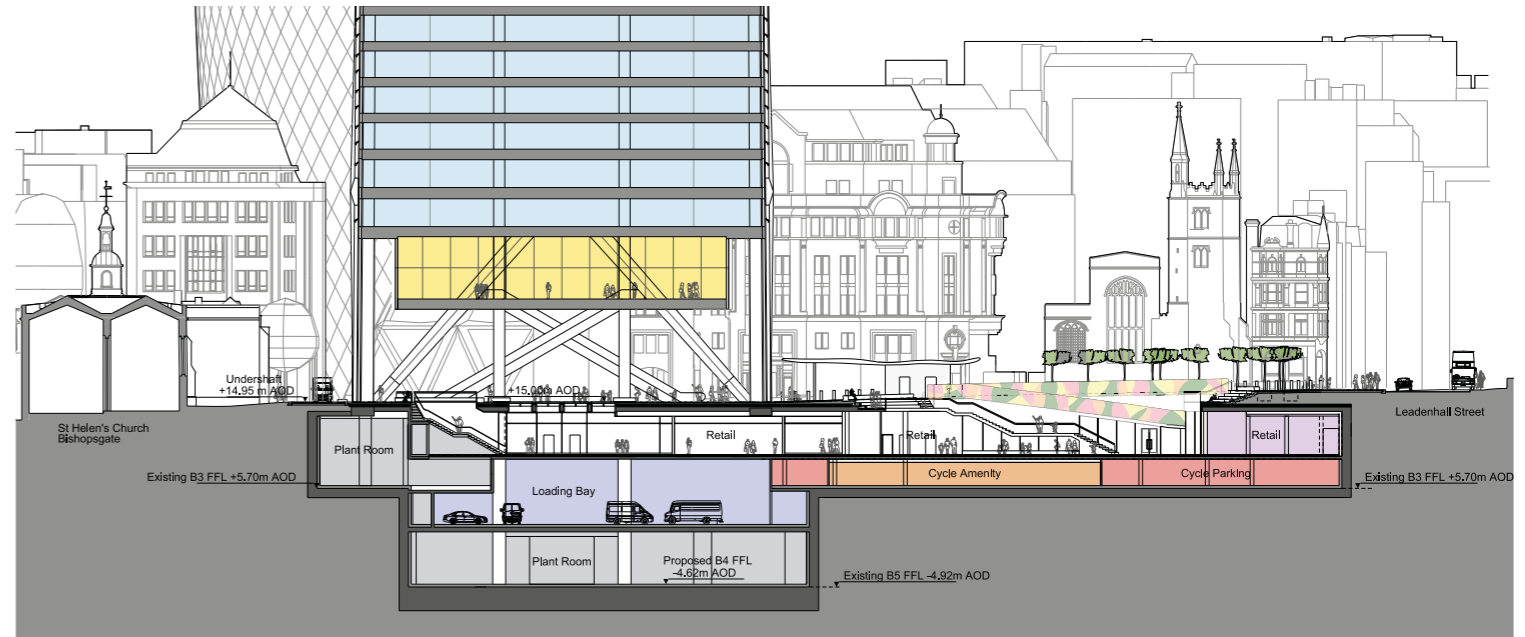
by Kim Wilkie

2019 Consent

In sharp contrast, the 2019 extant planning permission kept the whole of St Helen's Square and achieved a net-gain in area through the design of a lower ground plaza, creating a truly cathedral-like space extending through 1 Undershaft at street level.

It maximizes sunlight at street level, welcomes passing pedestrians into the space, opens the connection between St Helen's and St Andrew Undershaft churches and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

2.



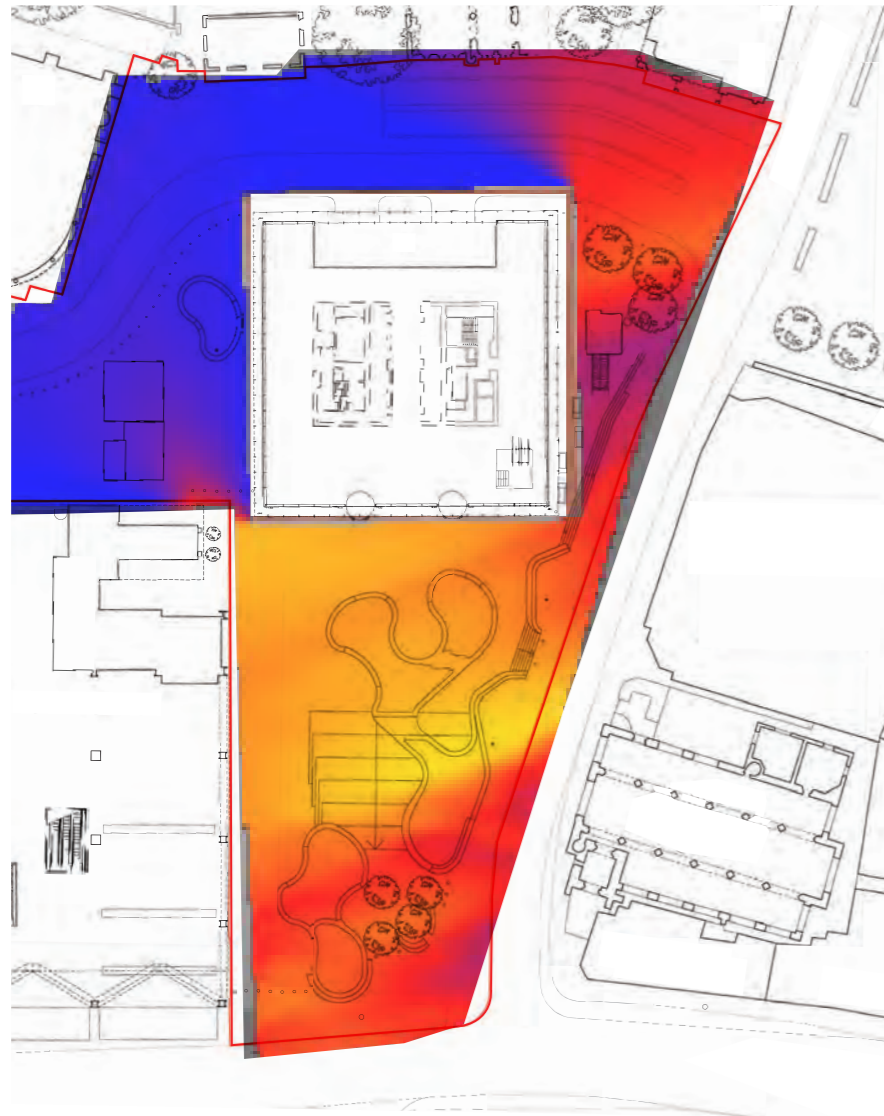
4.4 Sunlight & Overshadowing

Total sunlight hours:



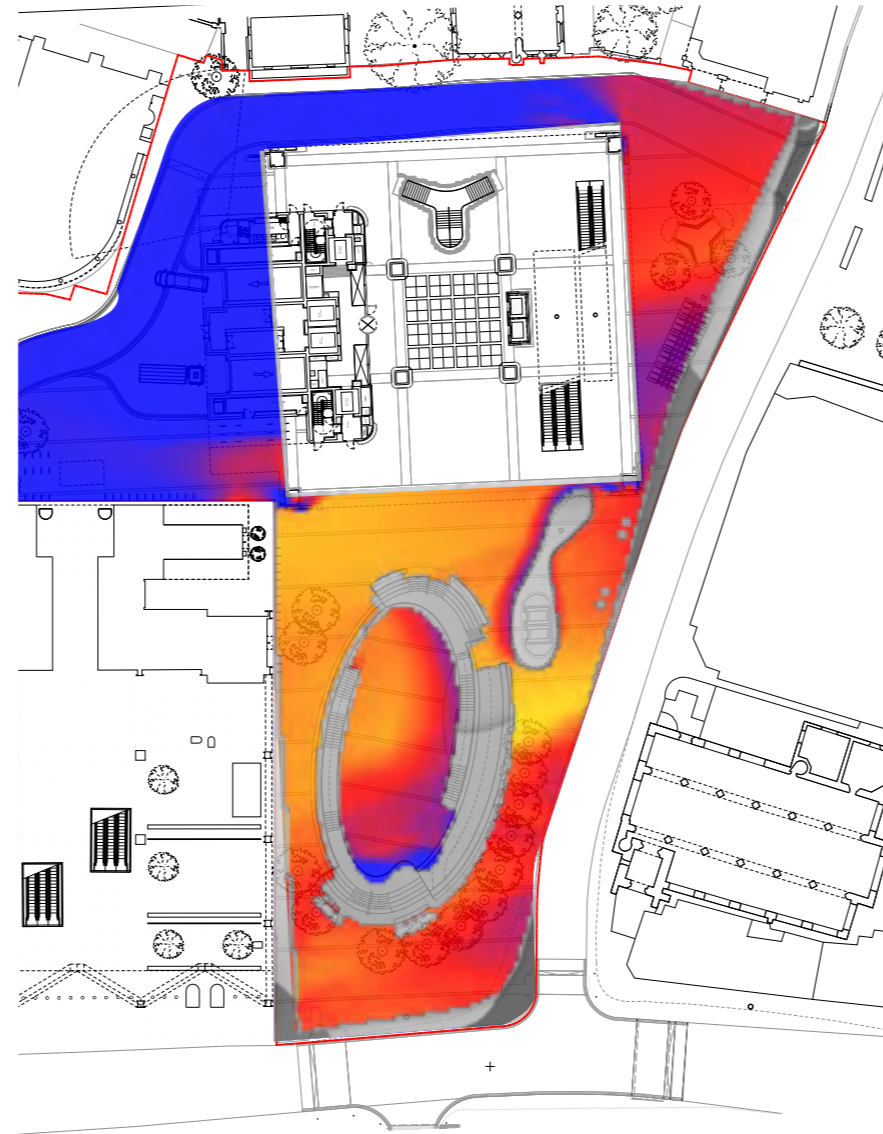
1. Comparison of total sunlight hours to public realm between 1 Undershaft proposals, combining information from 2023 application & post-submission consultation, results shown at 21st June for all three proposals.

1.



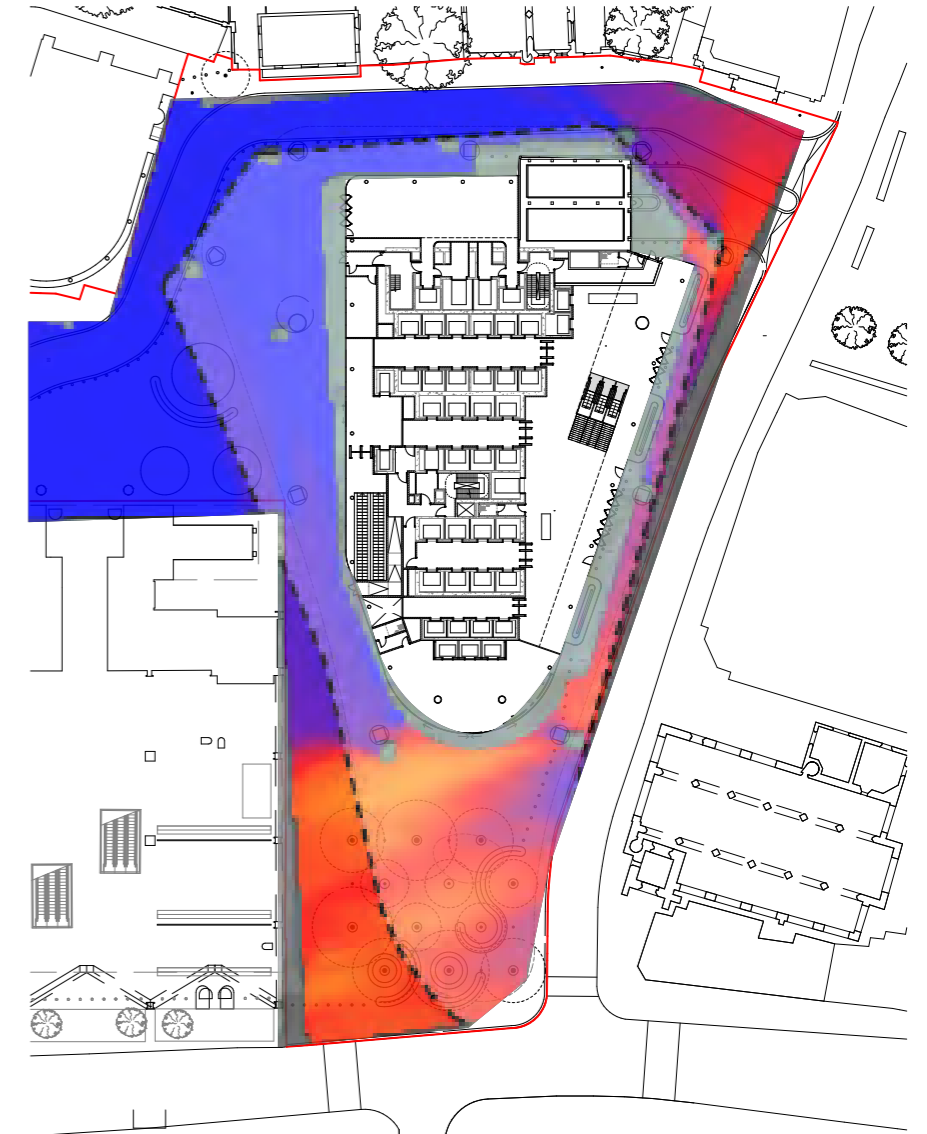
Existing

- Analysis adopted from 2023 application.
- Massing of Aviva Building is set entirely north of St Helen's Square and has little impact on sunlighting.
- The centre of the square receives 6+ hours of sunlight on June 21st, with areas of the periphery averaging 3+ hours.



2019 Consent

- Analysis adopted from GIA overshadowing assessment received 22 April 2024 as part of post-submission applicant consultation (see 1.1).
- GIA's analysis does not include the proposed undercroft which increases the street level public realm by 856m², and would benefit from a significant increase in sunlight hours compared to the existing scenario, particularly to the south and east of the undercroft.
- Parts of the square still receive 6+ hours of sunlight on June 21st, while areas of the periphery average 3+ hours.



2023 Application

- Analysis adopted from 2023 application.
- Increased massing of the lower and middle portions of 1 Undershaft, in addition to the L11 canopy, creates significant overshadowing in St Helen's Square.
- The centre of the square receives only approximately 3 hours of sunlight on June 21st, with areas of the periphery dropping to less than 3 hours or no direct sunlight at all.
- When compared to the existing situation, there is a clear and harmful reduction to the sunlight received, resulting in a detrimental impact to the quality of amenity in the public space.

4.4 Sunlight & Overshadowing

In conclusion, the overshadowing assessments provided in both the submission documents and post-submission stakeholder report, demonstrate that there will be a noticeable and detrimental impact to the amount of direct sunlight received to St Helen's Square as a result of the 2023 1 Undershaft proposal. St Helen's Square will experience a significant reduction in direct sunlight received during summertime when the space is most frequently used for sitting out, resulting in what should be considered unacceptable harm to a unique external space within the eastern cluster.

It is accepted that there will be limited direct sunlight received in St Helen's Square at Spring Equinox, March 21st, which is the BRE recommended testing time. This is due to the high density and height of surrounding buildings meaning the space will be already heavily overshadowed at this time of year, when the sun is at a mid-position in the sky dome. On this basis, the 2023 1 Undershaft proposal is unlikely to cause a noticeable reduction in direct sun.

However, at June 21st St Helen's Square experiences excellent levels of direct sunlight in both the existing and consented situations. The 2023 1 Undershaft proposal however, results in a noticeable and substantial loss of sunlight due to the increased massing and proposed overhanging terrace. It is noted that the applicant has not provided a Permanent Overshadowing Study for 21st June. The BR Guide at paragraph 3.3.15 states. As an optional addition, plots for summertime (for example 21 June) maybe helpful as they will show the reduced shadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow, and that the shadows for the rest of the year will be longer.

St Helen's Square will be less attractive, sitting out will be less pleasant, plant growth will be discouraged in summer, and increased moisture will be encouraged at ground level, giving rise to moss and slime. These findings are a clear departure from the BRE guidance in paragraph 3.3.1 of their handbook (**Site layout planning for daylight and sunlight: a guide to good practice, BR 209 2022**):

3.3.1 *Good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between and around buildings has an important impact on the overall appearance and ambience of a development. It is valuable for a number of reasons, to:*

- *provide attractive sunlit views (all year)*
- *make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year).*

5.0 Heritage & Townscape Appraisal of 2023 Application

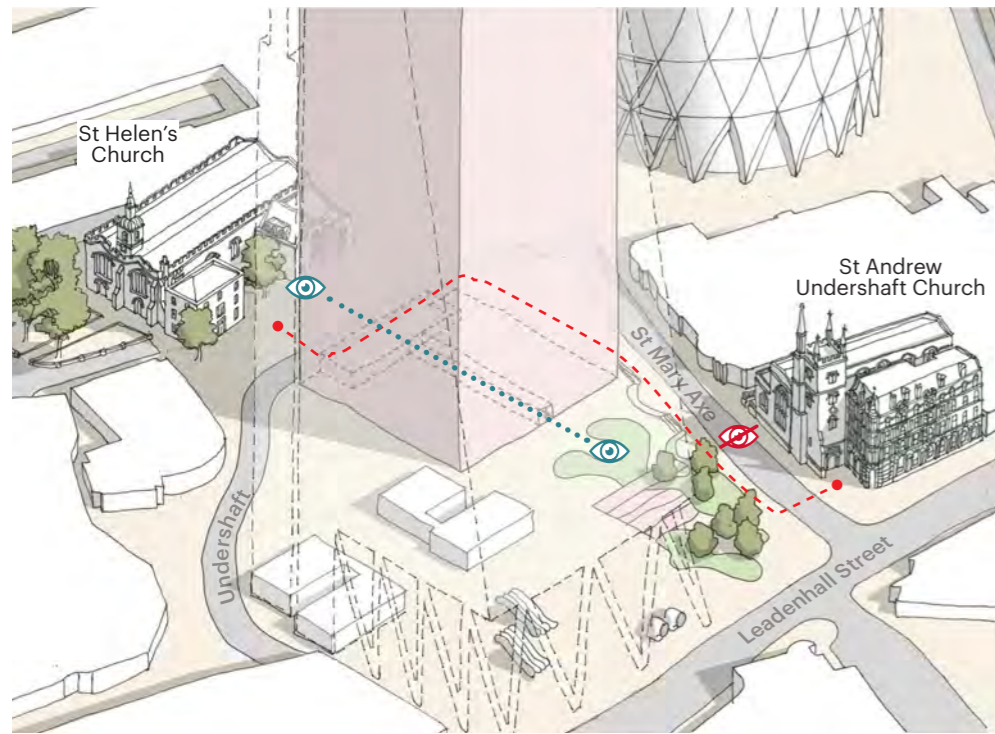
by Stephen Levrant Heritage Architecture

- Pedestrian link between churches - - -
- Defined visual link 👁️
- No visual link 🚫👁️

1. Aerial perspective sketches looking north-east across St Helen's Square, comparing physical and visual relationships across historic public realm.

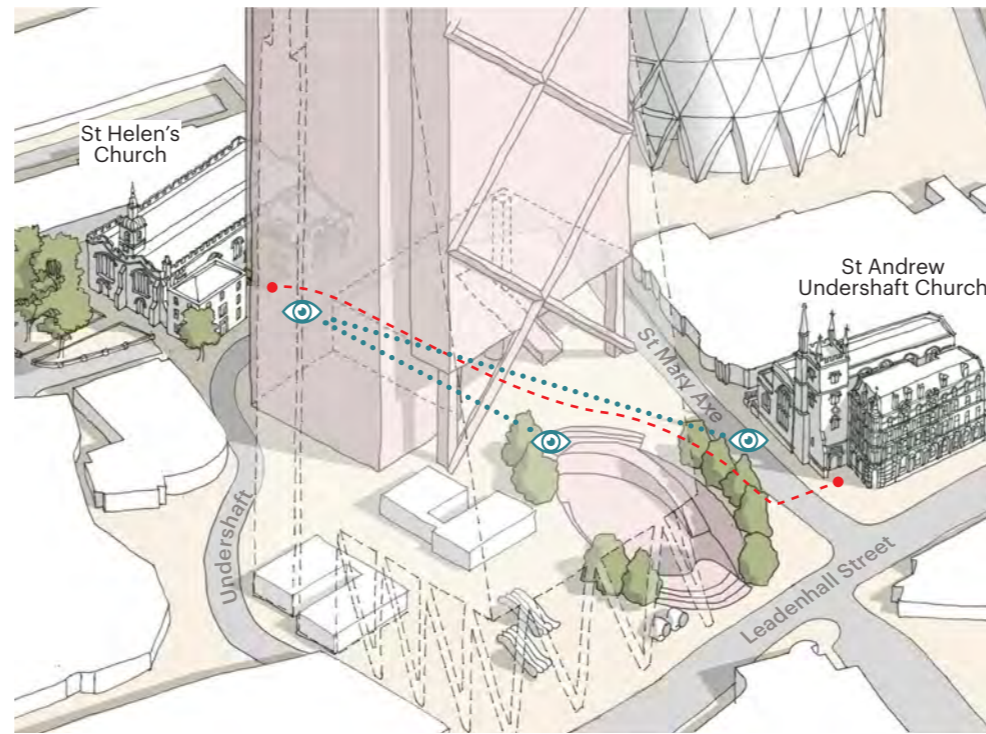
2. Historic Map Progression of historic link between St Andrew Undershaft Church and St Helen's Church.

1.



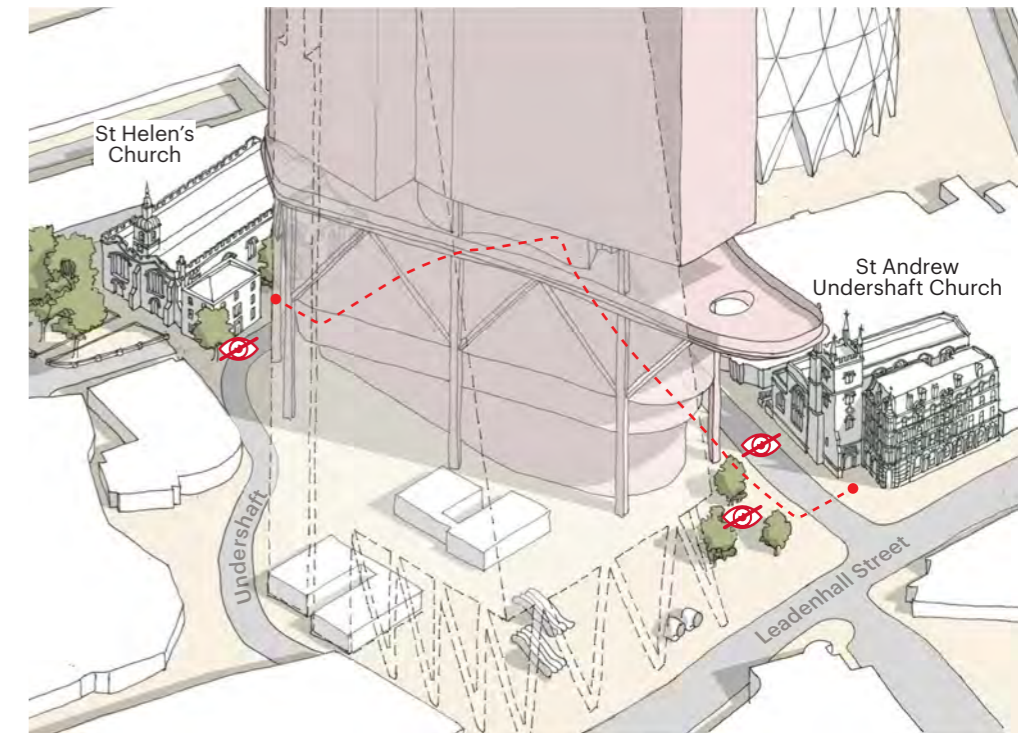
Existing

- - - No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
- 🚫👁️ No visual link between churches
- 👁️ Indirect visual link between St Helen's Church & Square through the glazed entrance lobby of 1 Undershaft



2019 Consent

- - - Direct pedestrian route reinstated between churches via the public open space under 1 Undershaft
- 👁️ Direct visual link between churches & St Helen's Square through the public open space under 1 Undershaft



2023 Application

- - - No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
- 🚫👁️ No visual link between the churches
- 🚫👁️ No visual link between St Helen's Church & Square

5.1 Heritage Appraisal

by Stephen Levrant Heritage Architecture

This chapter summarises the Heritage and Townscape Appraisal of the 2023 application undertaken by Stephen Levrant Heritage Architecture, included within these Representations as Appendix C.

The creation of St Helen's Square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen's Bishopsgate (Grade I) and the Lloyds Building (Grade I).

The significance of St Helen's Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in 'no harm' overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen's Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

It is evident the 2023 redevelopment plans will cause harm through both physical loss of the square and through the indirect impact to the settings of nearby heritage assets of exceptional significance, including: St Andrew Undershaft Church (Grade I), St Helen's Bishopsgate (Grade I) and the Lloyds Building (Grade I). This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing St Andrew Undershaft Church to remain as the focal point.

The connective route between the two Medieval churches, as evidenced by historic mapping, was reactivated as part of the 2019 scheme. Introducing a major heritage benefit and enhancement to public realm.

When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved connection between the two medieval churches, stating: *"The remodelling of the ground plane around the proposed tower will introduce high quality materials, increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings"*. This benefit is lost in the 2023 application design.

2.



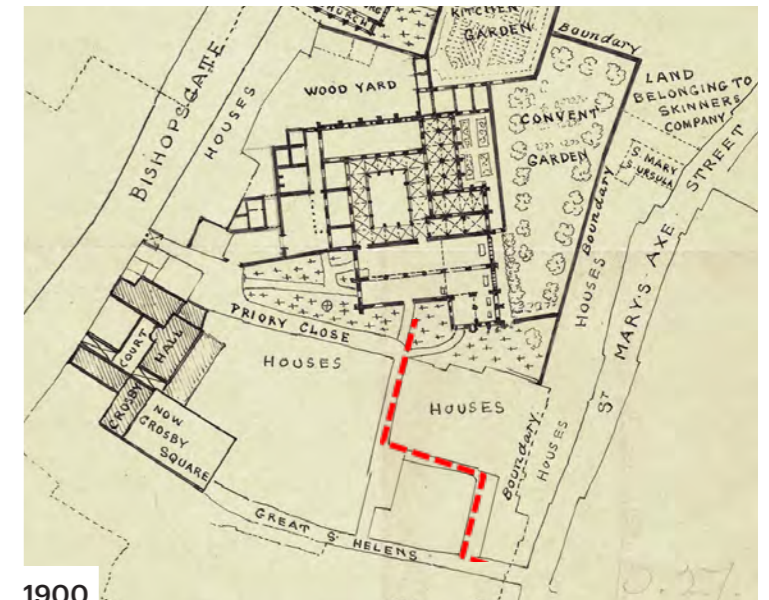
c. 1520



1720



1887



1900



1916



1940

5.2 Design & Townscape Impact

by Stephen Levrant Heritage Architecture

1. View from 30 St Mary Axe looking south east, 2019 consented scheme.

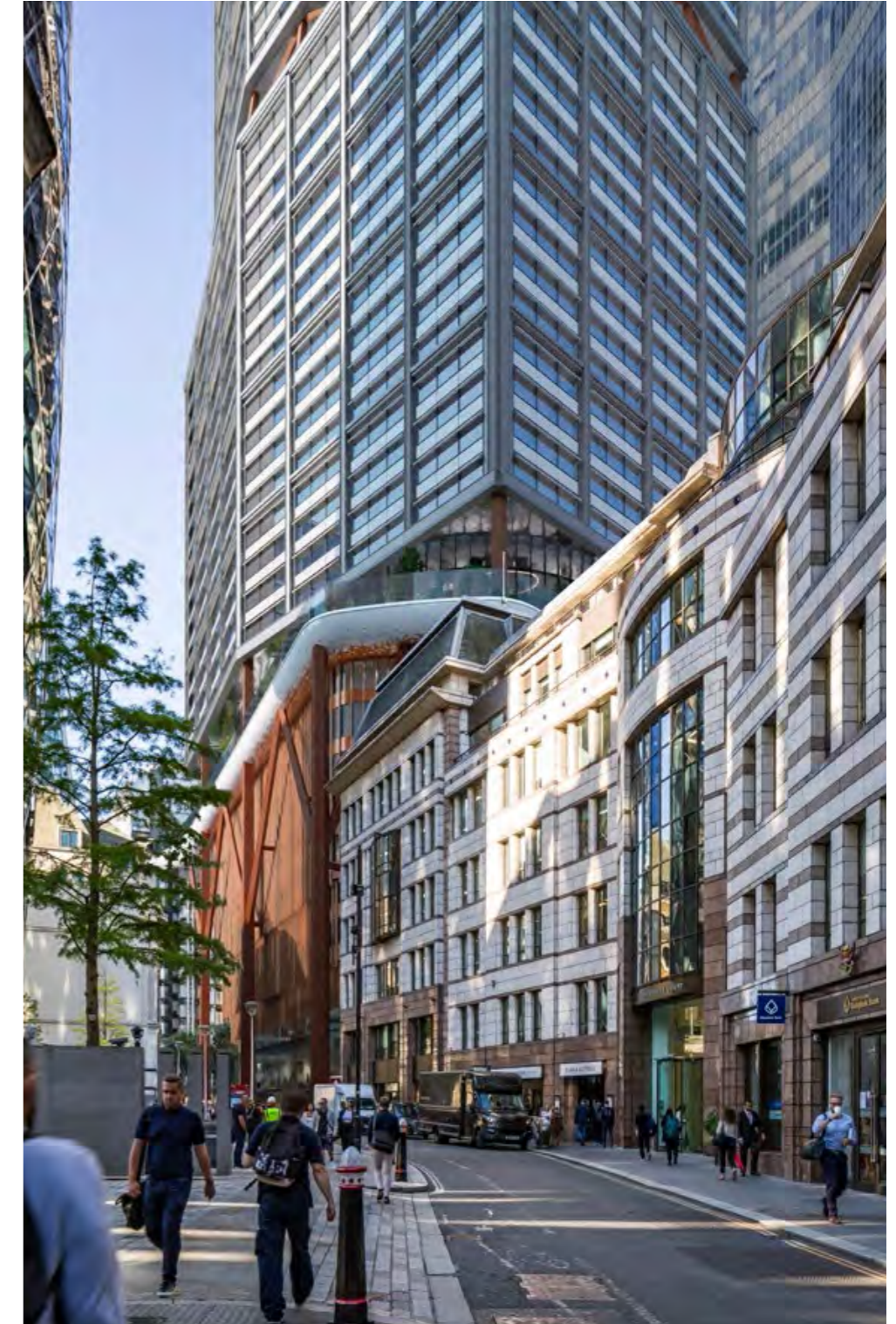
2. View from St Mary Axe / Bury Court looking south east, 2023 planning application.

3. Proposed north-south sections through 1 Undershaft and St Helen's Square.

1.





2.



5.2 Design & Townscape Impact

by Stephen Levrant Heritage Architecture

Existing Extent 
Extent of 2019 Proposal 

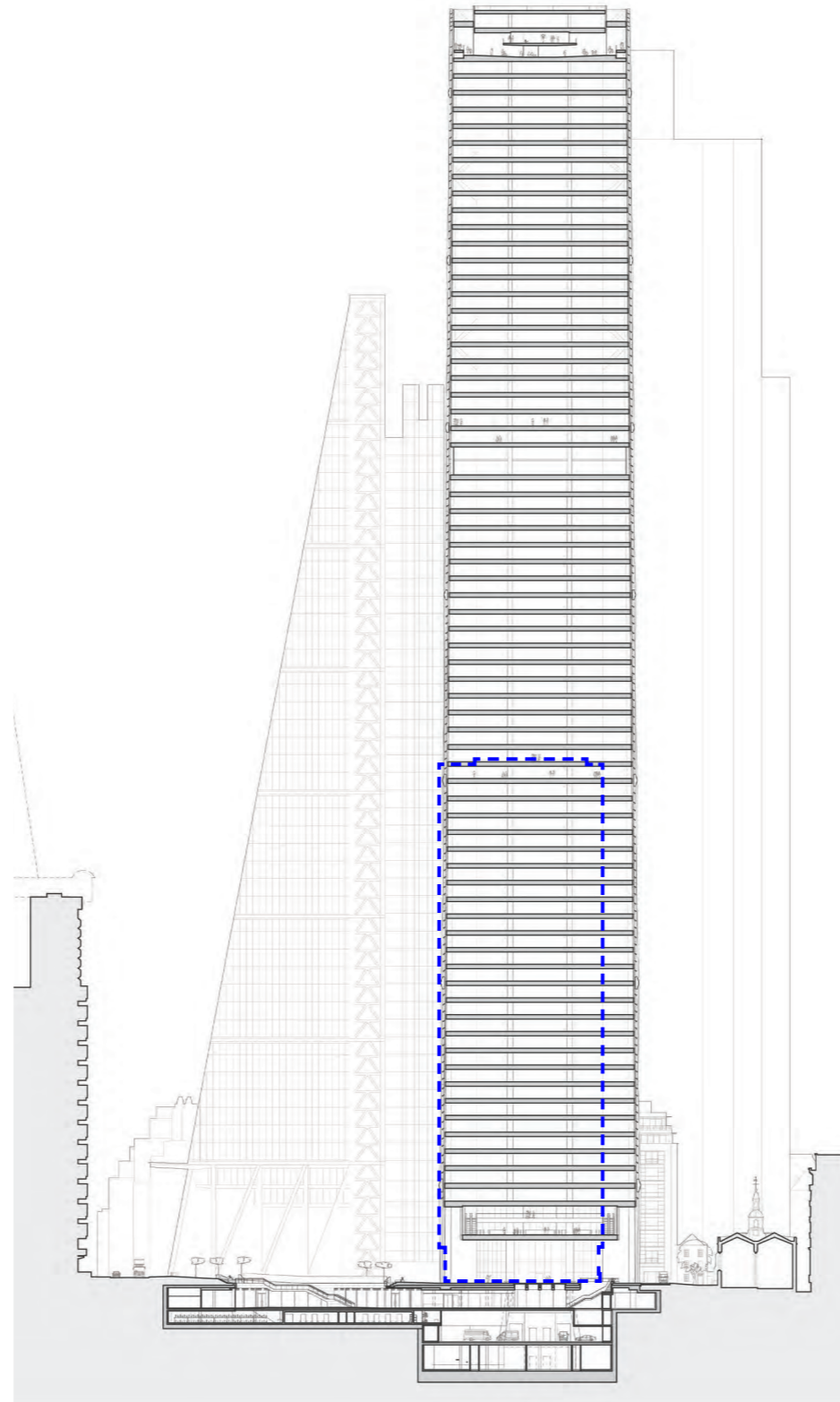
The 'tall building' character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen's Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

The refined architectural panache and élan which had been applied to the previous, 2019 consented scheme, was undoubtedly beautiful and demonstrably more appropriate for this setting. It maintained and enhanced a sense of openness to the base of the building, which mirrors the contemporary form and welcoming character of The Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way. The 2023 design is the antithesis of beauty. Instead of a dignified, elegant repose, it is aggressive, forceful and un-restfully brutal.

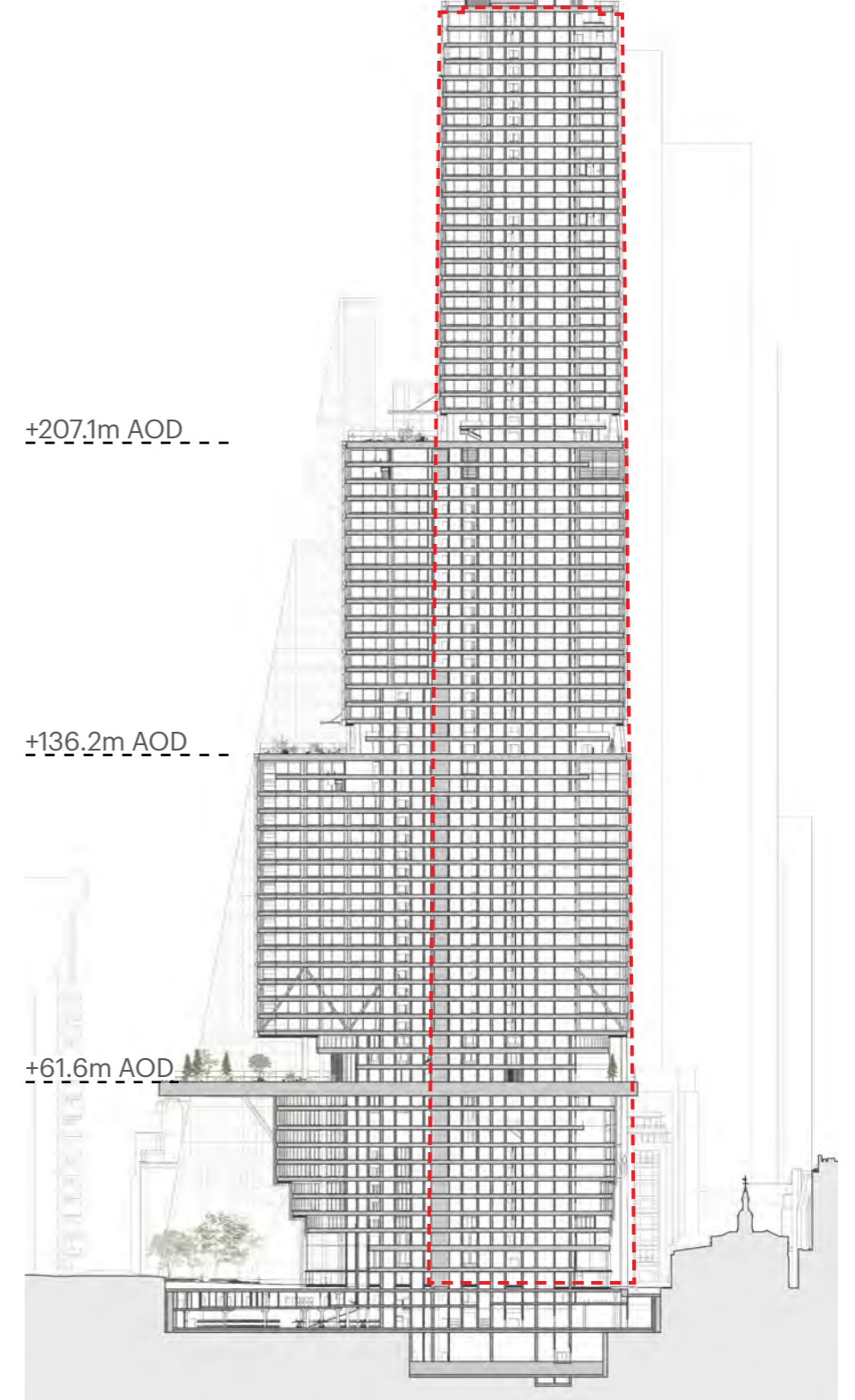
3.

+304.9m AOD



2019 Consent

+309.6m AOD



2023 Application



Proposed view north from Lime Street/ Leadenhall Street, 2019 consent



Proposed view north from Lime Street / Willis Building, 2023 application

5.2 Design & Townscape Impact

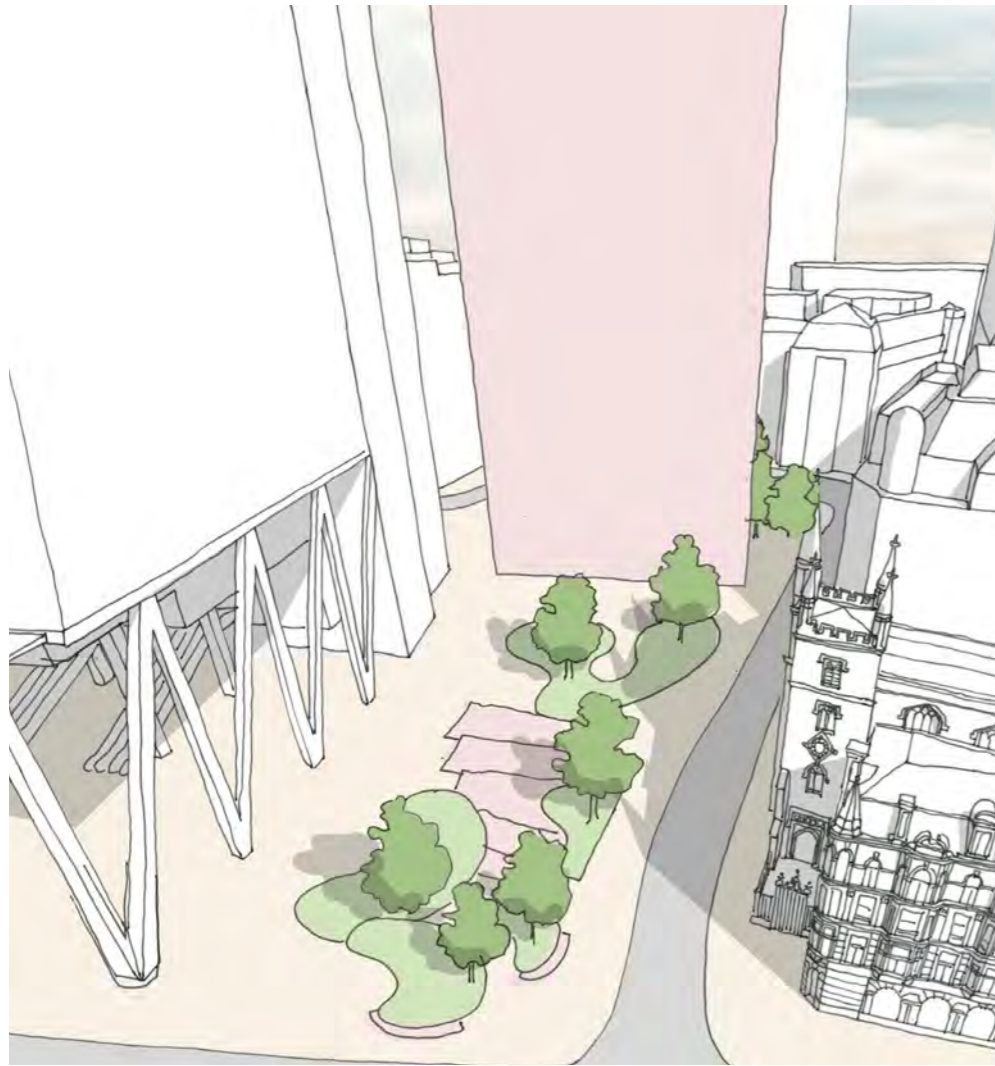
by Stephen Levrant Heritage Architecture

1. Aerial perspective sketches looking north across St Helen's Square.

2. View north towards St Helen's Square and St Helen's Bishopsgate Church from Lime Street, 2019 consented scheme.

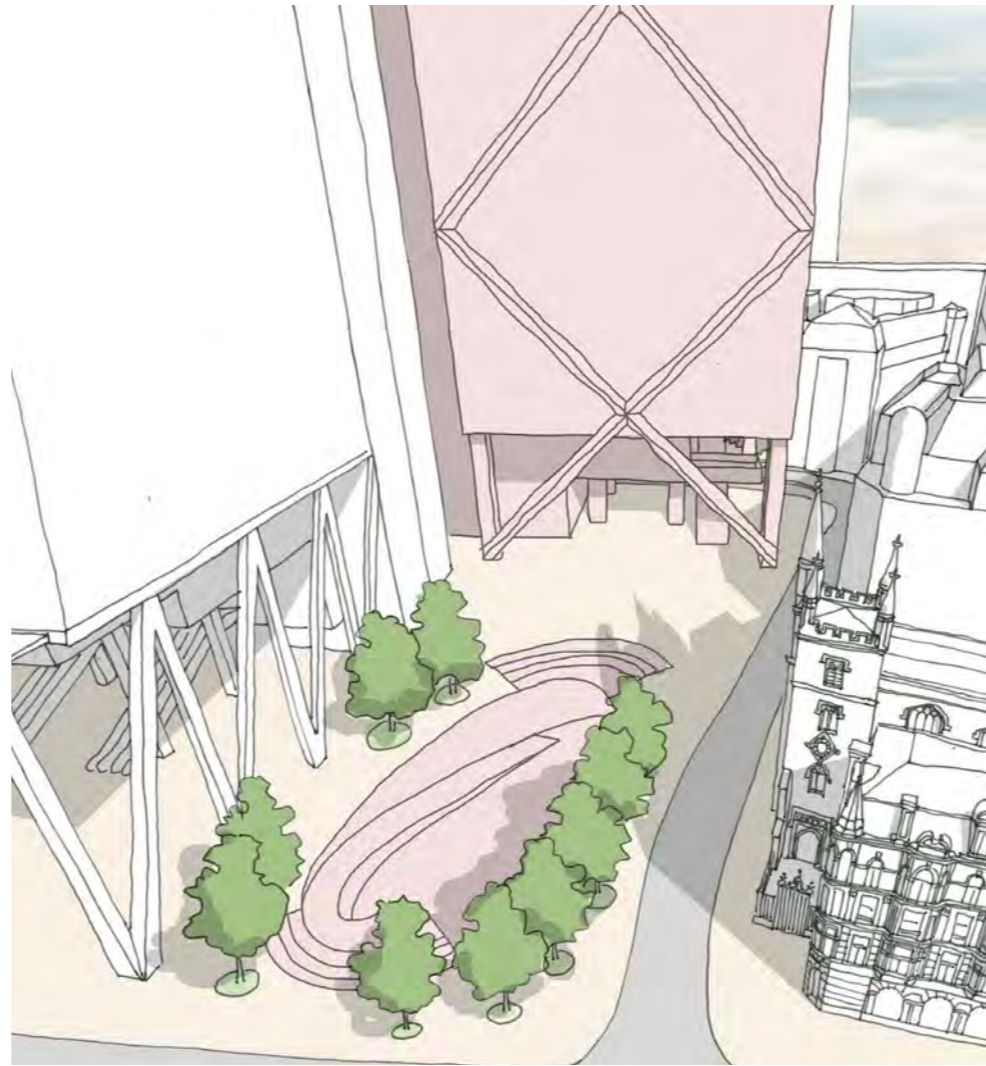
3. View north towards St Helen's Square (St Helen's Church obscured) from Lime Street, 2023 application.

1.



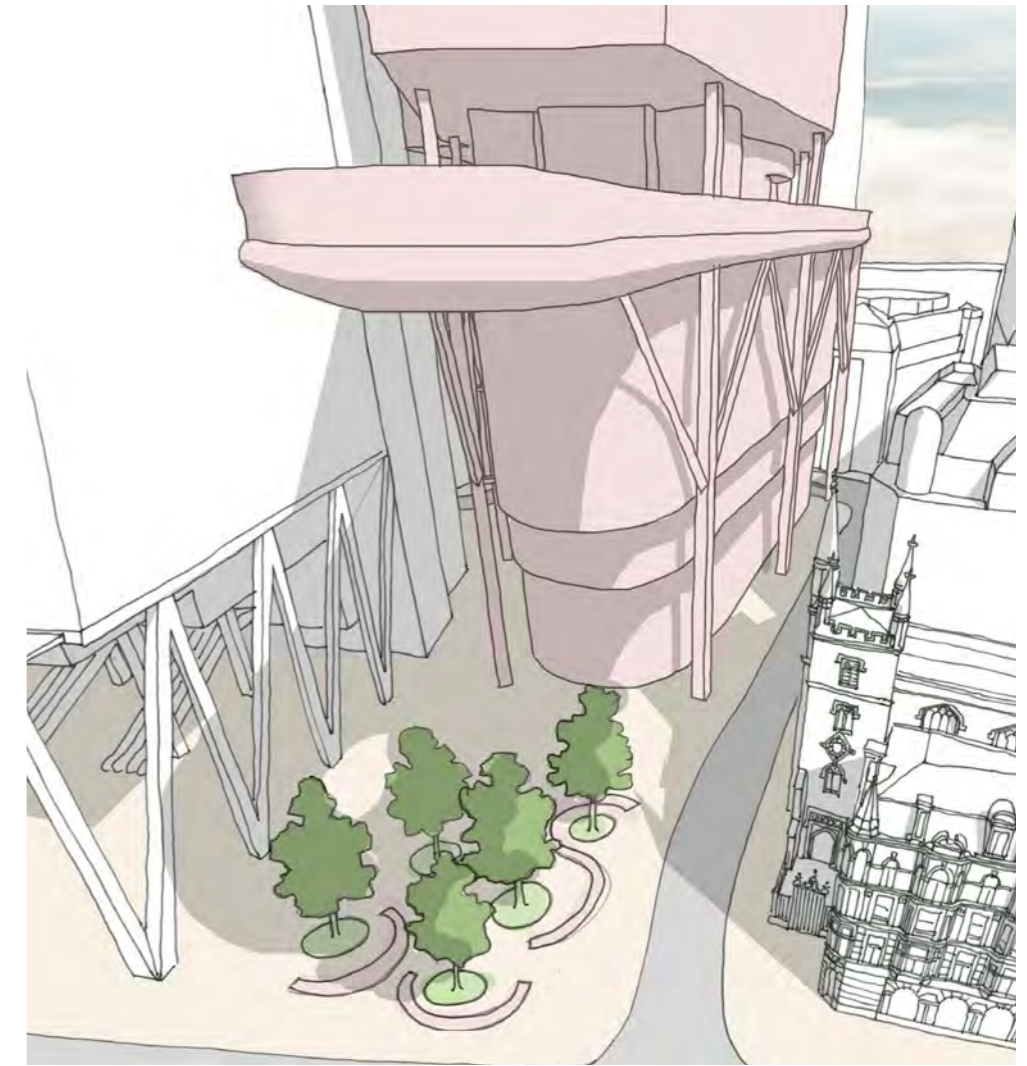
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.
- By lifting upward to create a generous undercroft, the base integrates well with the street frontage of adjacent buildings and reveals the connection between St Helen's Church / Square, and St Andrew Undershaft Church, enhancing the pedestrian experience of the public realm in the heart of the City Cluster (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- The base of the building fails to adequately frame the public realm and streetscape. The significant reduction in size of St Helen's Square and overshadowing by the projecting podium and middle massing cause significant harm to the quality of public realm and pedestrian experience (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).

5.3 Heritage & Townscape Summary

by Stephen Levrant Heritage Architecture

In conclusion, the revised proposal is considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City's most important heritage assets.

As stated within para.206 of the NPPF (2023), *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*. It is asserted this justification in respect of settings has not been provided within the submitted reports.

It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 consented proposals were considered appropriate in this regard.

The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed St Andrew Undershaft Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design**, which requires that new development promote an attractive environment by: *'Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces'*.

Policy DM 12.1 Managing change affecting all heritage assets and spaces also stresses that: *'The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted'*. The 2023 design has lost the substantial heritage benefit of reactivating the historic route between the two Grade I listed Church buildings. This should be considered in the planning balance for the current application.

2.



2019 Consent

3.



2023 Application

6.0 Planning Policy Critique of 2023 Application

by JDA Planning Consultancy

Appendix B contains an assessment of the 2023 application for 1 Undershaft against the Development Plan policies relating to design, heritage and public realm.

City of London Local Plan 2015

- Core Strategic Policy CS7 Eastern Cluster
- Core Strategic Policy CS10 Design
- Policy DM10.1 New Development
- Policy DM10.7. Daylight and Sunlight
- Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces
- Core Strategic Policy CS14 Tall Buildings
- Policy CS19 Open Spaces and Recreation
- Policy DM19.1 Additional Open Space

Testing the 2023 application against these policies which require all development to protect, enhance and, where necessary, such as in the eastern cluster, increase public space and respect the townscape and heritage assets:

- The scale, bulk and massing of the base and middle of the building is not appropriate to the character of St Helen's Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen's Square.
- The design does not have an appropriate street level presence and relates poorly to the surrounding context.
- The impact on the skyline as experienced by pedestrians in the streets of Leadenhall and St Mary Axe, and St Helen's Square, would be seriously compromised by the scale and massing of the lower section of 1 Undershaft, which would project out across St Helen's Square.
- The proposals do not respect the relationship with existing tall buildings - The scale and mass of the proposed building would merge with the scale of the Leadenhall Building at the lower levels, creating a dominant mass of building, completely changing the character and amenity of St Helen's Square, the public open space beneath the Leadenhall Building, and the setting of St Andrew's Church and the Lloyd's Register.
- The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.
- St Helen's Square is the primary civic space in the Eastern Cluster but despite this, the proposals reduce its area by 29% (from 2,433 sq. to 1,723 sq.). This loss is the equivalent of -7% of publicly accessible open space in the eastern cluster.
- The projecting floorspace and terrace gardens will overhang most of the remaining area, having a significant impact on the levels of sunlight and daylight enjoyed by pedestrians in the Square. The daylight and sunlight in St Helen's Square would be dramatically reduced, changing completely the character of this important public open space. It could no longer be described (as set out in the 2019 Cluster Vision) as "the Principal Space serving the Eastern Cluster". It would become a darker, secondary space, primarily providing pedestrian routes to and from the 1 Undershaft building.

- Due to the approximate floorspace increase of 31,000 sqm (20%) compared to the 2019 extant permission, as well as an increase in scale and massing, there will inevitably be a significant increase in pedestrian movement to and from the building (the effect is clearly shown in the forecast pedestrian movement scenarios at pages 38 – 49 of the Space Syntax Assessment, December 2023). Therefore, not only will there be a considerable number of additional pedestrians using St Helens Square, but it will also itself have a much-reduced area. It will therefore not be possible to provide the full range of open space activities that the Square currently provides.

- The opportunities for socialising, events and quiet relaxation will be diminished, preventing St Helens Square from performing its current role as "the canvas for active and engaging public life to flourish" (as described in the City Cluster Vision).

- St Andrews Church has an important relationship to St Helens Square, which is large enough to be a place for quiet reflection in the sun, alongside plants and trees, as well a place for socialising and events. That relationship will be harmed.

- St Helen's Square is accessible for all, at all times of the day and evening. It is seamlessly connected to the streets and alleyways of the City, and to Leadenhall Plaza. The City Open Space Strategy states at paragraph 4.2.2:

"The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource."

- The publicly accessible open space that is proposed at level 11 and close to the top of 1 Undershaft, requires lift access, is likely to require security checks like many of the roof terraces in the City.

- The proposals reduce the area for pedestrian routes through and around the new development because of the 29% reduction in St Helen's Square.

- They do not provide an alternative public pedestrian route of at least an equivalent standard across the area of St Helen's Square which will be lost to the development, and an important historic route between the two Grade I listed churches is also lost. Space that may be gained to the north, adjoining Undershaft Street, would be in shade throughout the day and would not be an equivalent replacement of area lost in St Helen's Square.

- **These terraces, however well designed and managed, are not an alternative to protecting and improving public open space at street level.**

- The extant 2019 planning permission protected St Helen's Square and extended the public open space by creating a lower ground plaza that is open to the sky and connected directly to the main square. It also creates a new public open space through the base of the building in an uninterrupted space 3 to 4 storeys in height.

- This space also restored the historic visual and functional connection between the two medieval Churches flanking the open space, which is lost in the 2023 application.

Overall, the application conflicts with the key adopted policies relating to design, tall buildings, heritage and public realm in the City of London Local Plan 2015.

The London Plan 2021

- Policy D8 Public Realm
- Policy D9 Tall Buildings

The application conflicts with key criteria of Policy D8:

- **Create new engaging new public realm for all.**

Nearly one third of the primary civic space of St Helen's Square is lost. The proposal for a viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm. It is not a replacement for the loss of space and harm to the character of St Helen's Square.

- **Demonstrate an understanding of how the public realm functions and contributes to a sense of place.**

The application does not show an understanding of how the existing public realm is used and its contribution to sense of place. The proposals would diminish St Helen's Square in terms of its size and function, and its significant contribution to the sense of place in this part of the Eastern Cluster would be lost.

- **Ensure the design of buildings contributes to a vibrant public realm.**

The scale, bulk and massing of the base and middle of the building would not be appropriate to the character of St Helen's Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen's Square.

- **Ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided.**

Midday summer sunshine would no longer reach most of the square. Reflected morning and evening light would be blocked from the centre of the space. The rare urban moment of generous open sky, framed by fine buildings from the street level, would be removed.

The 2023 application is in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (2023) and Policy D9 (d) of the London Plan – Tall Buildings - which states:

"Proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area".

The proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space.

6.0 Planning Policy Critique of 2023 Application

by JDA Planning Consultancy

City Plan 2040 – Revised Proposed Submission Draft

- Draft Policy S12 Tall Buildings
- Draft Policy S21 City Cluster
- Draft Policy S14 Open Spaces and Green Infrastructure
- Draft Policy OS1 Protection and Provision of Open Space

The draft policies of the new draft City Plan 2040 apply an even higher test for the loss of existing open space than the existing Policy CS19 of the 2015 adopted plan.

Any loss of existing open space should be “**wholly exceptional**”, and it “**must be replaced**” on redevelopment by open space of equal or improved quantity and quality on or near the site.

The loss of historic open spaces will be resisted. The supporting text to Policy 13.2 emphasises the importance of ground level open space. It states that:

“As the City changes, there is a need for open spaces to play an increased role in supporting the life of the City. Open spaces provide a unique setting for people to spend time in free and accessible spaces, where they can pursue a variety of activities or simply enjoy being outdoors. Some parts of the City would benefit substantially from increased and improved open space provision....”

In the City Cluster there is a shortage of public open space and high-density development, will need to ensure that existing ground level open space works hard and is of an exemplary standard of design.

New spaces at ground level should be created where possible and supplemented through the addition of publicly accessible roof gardens and other spaces. This requirement should be applied with full force to the 2023 application. Public space in the sky, accessed by lifts, is not an alternative to protecting and improving public space at street level.

National Planning Policy Guidance 2023

In addition, the 2023 proposals conflict the National Planning Policy Framework, 2023. The application must be determined in accordance with the development plan and national development management policies unless material considerations strongly indicate otherwise.

There is serious harm arising from the loss of part of St Helens Square, and impact on the remaining area of the Square and to the and townscape of St Mary Axe and Leadenhall. The proposals would result in clear and avoidable harm to the setting of two Grade I listed buildings.

This harm was not identified in the accompanying Planning or Heritage reports and thus the proposals were not adequately assessed against paragraph 208 of the National Planning Policy Framework (‘the NPPF’ or ‘the Framework’).

In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise. There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material ‘harm’ to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen’s Square, and the townscape of St Mary Axe and Leadenhall.

7.0 Conclusions & An Alternative Approach

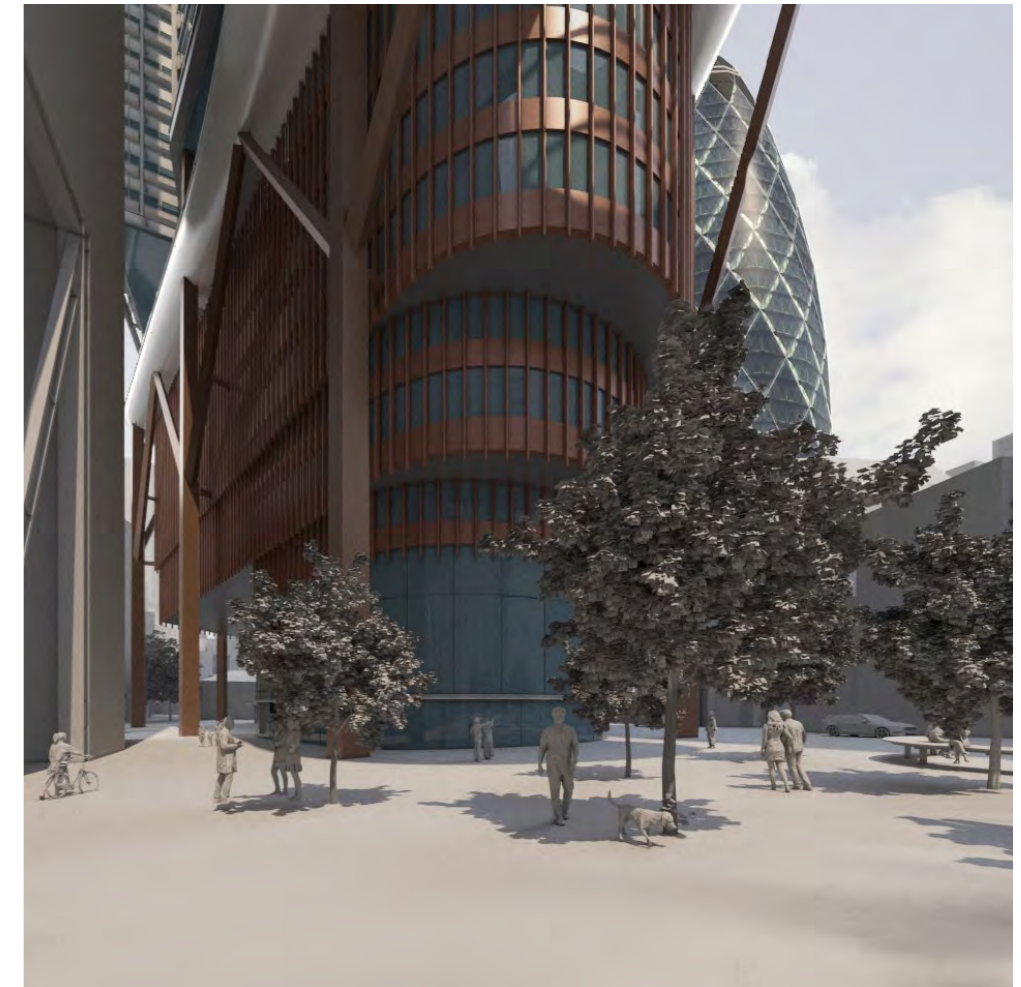
1. Comparative CGI views of proposals from St Helen's Square.



Existing



2019 Consent



2023 Application

7.1 Conclusions

As a stakeholder in the City of London, C C Land object to the 2023 redevelopment plans for 1 Undershaft on the following grounds:

- The proposals would result in the loss of a significant area of St Helen's Square, because of the enlarged footprint.
- The remaining area of St Helen's Square would be seriously harmed by the protruding tongue, and the overhang of office structure.
- The area for pedestrian movement would be reduced, even though there will be a significant increase in pedestrian flows.
- The area for recreation, sitting, quiet enjoyment, play and reflection, and hosting events, would be seriously reduced because of the loss of street level public open space.
- The quality of the remaining area of public open space would be dramatically reduced, it would be almost entirely covered, with the experience of the sky and being open to the elements lost by the overhanging structures which would extend almost as far as Leadenhall Street itself.
- The spatial qualities and robust character of St Helen's Square would be lost.
- The unique experience of the skyline framed by outstanding examples of 16th, 20th and 21st Century architecture would be lost.
- The sunlight enjoyed from spring to the autumn, and the setting of two Grade I Listed buildings seriously harmed by the projecting and overhanging office structure and white tongue of the terraced gardens.
- The proposals do not deliver a beautiful building in an area of architectural excellence.

The 2023 redevelopment plans for 1 Undershaft do not comprise the optimum solution for this critical site in the City Cluster.

If the proposals remain unchanged, we believe Officers should not support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.

7.2 An Alternative Approach



St Helen's Square, 2019 Consent

7.2 An Alternative Approach

C C Land believe there are two alternative approaches for the redevelopment of 1 Undershaft which would overcome the concerns identified in this report, and achieve the aims of all parties, and the City of London, in the interests of the wider community.

The first is the 2019 planning consent, which is extant and is an exemplary building, slender and brilliantly designed from street level up. This building delivered an enhancement to the quality and area of St Helen's Square by two major interventions:

- The refurbishment of St Helen's Square, including the creation of a lower ground level plaza; and
- An extension of the public square under the new building in a full height space that would have connected the Grade I Listed churches visually, a significant indirect benefit of the proposals.

The second alternative approach is to reduce the massing of the protruding blocks and lower sections of the proposed redevelopment, and to pull the footprint back to reduce, if not avoid the loss of any public open space at street level and remove the projecting tongue which overhangs the open space.

The unique qualities of St Helen's Square would be protected and enhanced. A building of outstanding architectural quality, and considerable stature, providing a variety of depth of floor plates, and a range of working and leisure experiences, would be created, following the vision for the Eastern Cluster.

We request that revisions are implemented to the 2023 redevelopment plans for 1 Undershaft which deliver:

- No loss of street level public open space from the existing situation
- Preserve and enhance St Helen's Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents and visitors
- No harmful townscape or heritage impact
- Architectural excellence within the City Cluster

C C Land look forward to having a constructive discussion with the City of London, the Applicant, and other stakeholders about the design of the 1 Undershaft proposals, and their relationship to St Helen's Square and the surrounding streets.

If the proposals remain unchanged, we believe Officers should not support the 2023 redevelopment plans and the Planning Applications Sub Committee should refuse the application until the material issues outlined in this document are satisfactorily resolved.

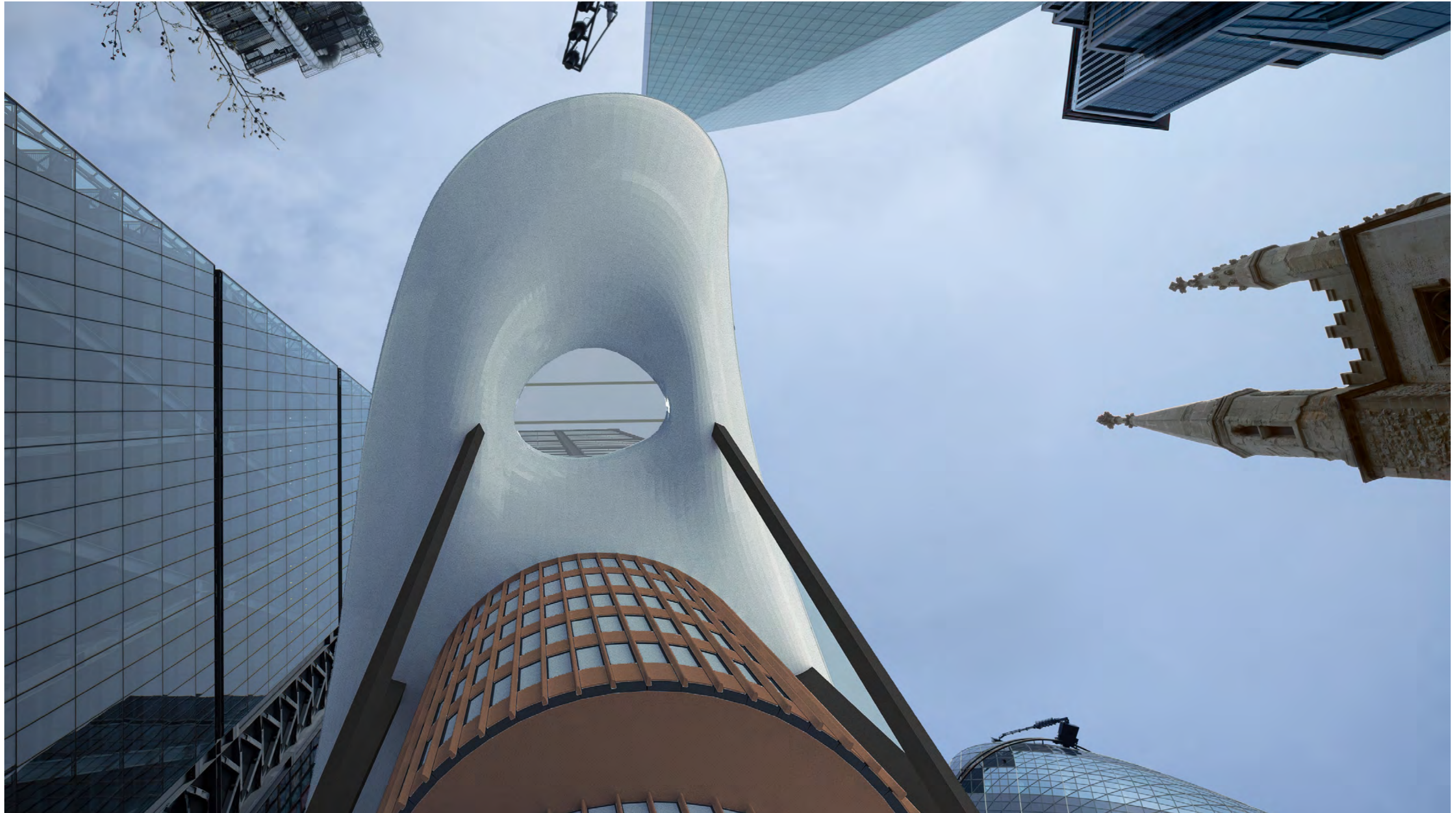
1 Undershaft, London EC3A 8EE

Planning Application Ref. No: 23/01423/FULEIA

Neighbour Consultation

Representations on behalf of C C Land – 23 April 2024

End of Main Report



St Helen's Square, London EC3

Representations on behalf of C C Land – 23 April 2024



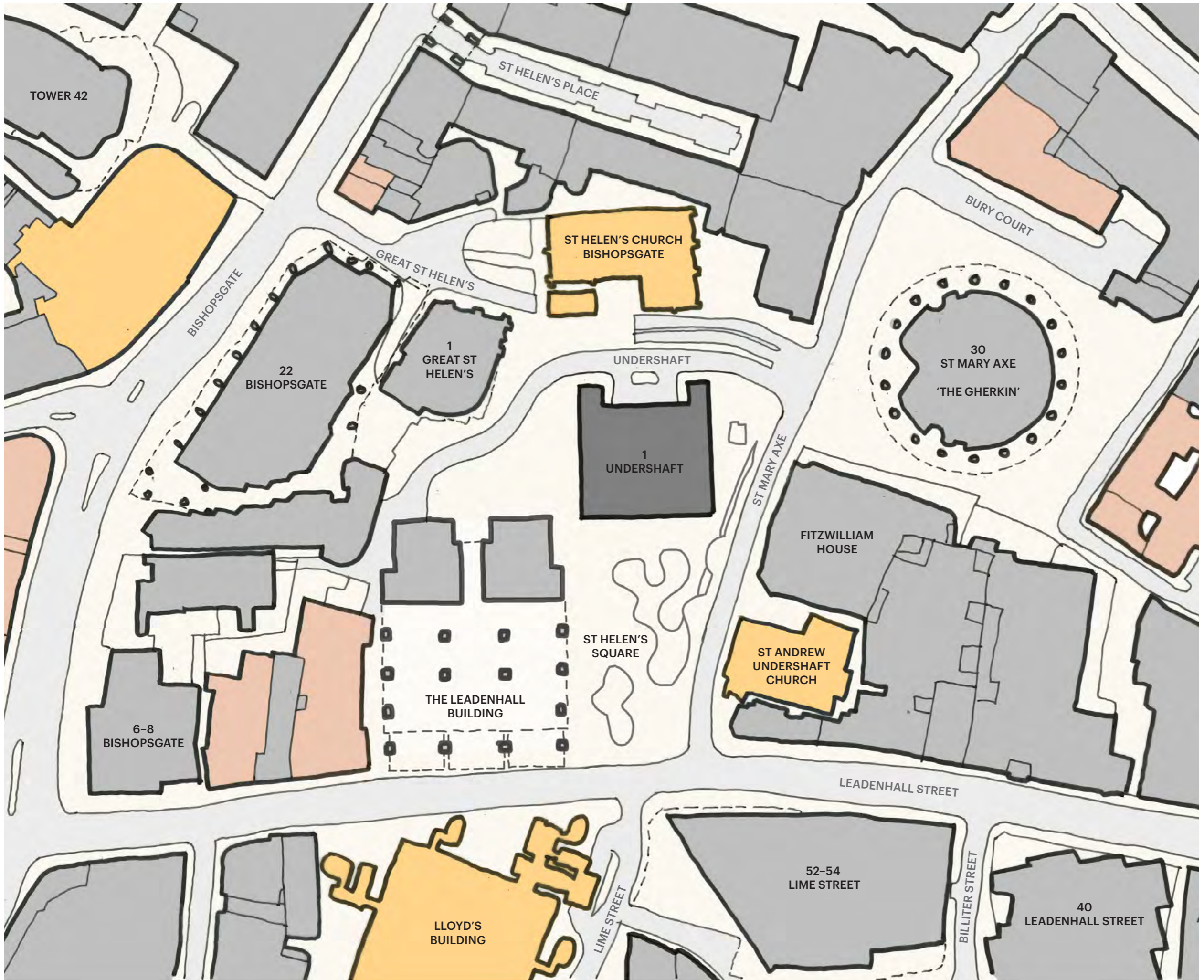
Existing



2019 Consent



2023 Application



Location Plan , Existing

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1.0 Introduction

1.1 Architectural Strategy & Findings

This appendix summarises a comparative analysis of the 2023 redevelopment proposals for 1 Undershaft (Planning Application Ref. No: **23/01423/FULEIA**) against the 2019 consented proposals (**16/00075/FULEIA**) and the existing Aviva building and St Helen's Square. It focuses on evaluating the impact of proposals on the street scene and provision of public realm.

The analysis involves a review of relevant drawings from each application, supplemented by additional diagrams and annotations highlighting the relationship with St Helen's Square and the wider context, with further analysis, 3D verified and non-verified views. The information presented draws from a combination of the above planning applications, and is supplemented with the following information provided by the Applicant's team as part of post-submission consultation:

- 3D massing model, received 7 March 2024
- Additional section drawings, received 7 March 2024
- CGI video views from typical office floorplates of The Leadenhall Building, received 15 March 2024
- GIA overshadowing assessment (including 2019 consented scheme, not previously in planning applications) received 8 April 2024
- GIA revised overshadowing assessment (including full extent of site for analysis of 2019 consented scheme, and additional dates of analysis) received 22 April 2024

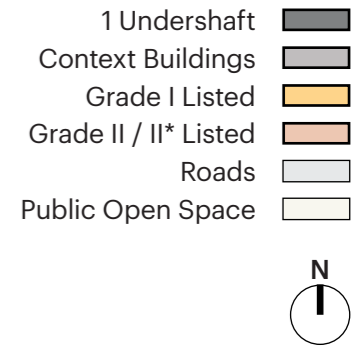
The analysis highlights contrasting outcomes, underscoring the importance of thoughtful urban planning to preserve and enrich the public realm, in accordance with London Plan Policies D8 on public realm and D9 on tall buildings, and the design and public realm policies and strategies of the City of London:

- The 2023 proposal results in fragmentation and loss of coherence, particularly affecting the connection between St Helen's Church Bishopsgate and St Helen's Square. In contrast, the 2019 scheme improved connectivity and integration of public spaces, with the whole of St Helen's Square retained and a net-gain in area with its undercroft and lower ground plaza.
- The scale and massing of the 2023 proposals encroach upon St Helen's Square and fail to adequately compensate for the loss, diminishing the quality and vitality of the public realm, whereas the 2019 scheme avoided building into or over St Helen's Square beyond the existing footprint of the Aviva building.
- The 2023 proposals' podium and massing limit sky visibility, sunlight, and privacy for neighbouring buildings and streets. Conversely, the 2019 scheme's generous undercroft integrates seamlessly with adjacent buildings, connecting St. Helen's Square with St Andrew Undershaft Church, enriching pedestrian experience in the City Cluster.
- The 2023 proposals project significantly further south, obscuring the iconic profile of The Leadenhall Building, diminishing its character and presence in views from Leadenhall Street and St Mary Axe in the east. Comparatively, the 2019 scheme tapered inwards at higher levels to maintain The Leadenhall Building's aspect onto St Helen's Square and views from the square of the Gherkin, St Andrew Undershaft Church, and Lloyds Building.

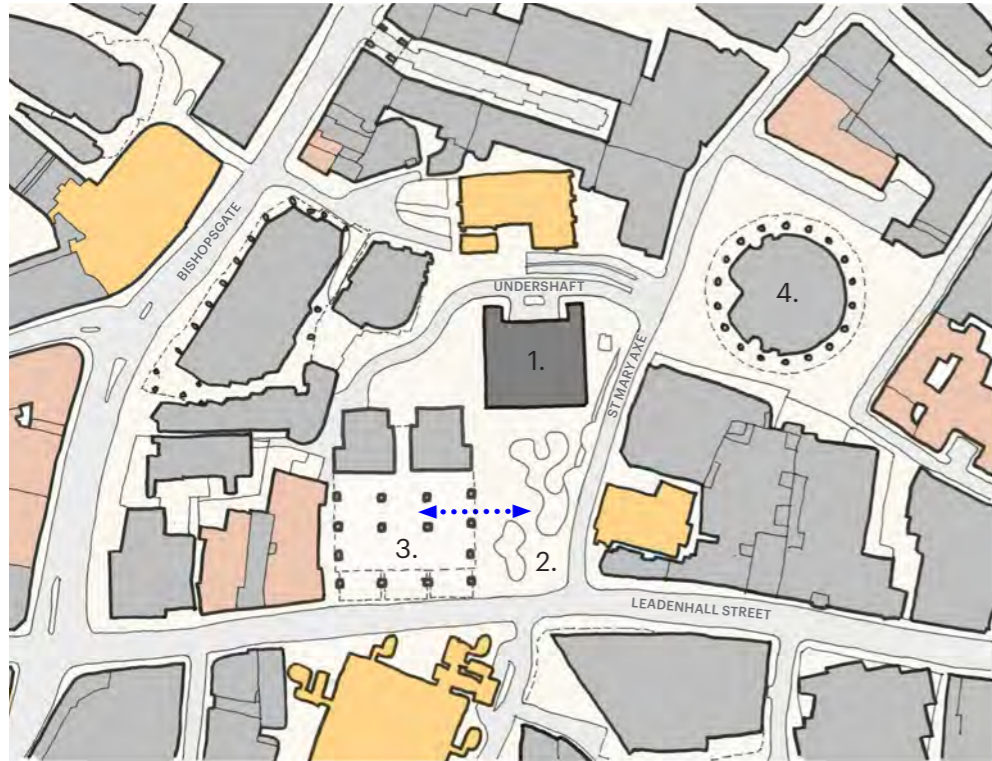
2.0 Drawings

2.1 Street Level Public Open Space

These context plans illustrate how the 2019 consented scheme helped stitch together existing public open spaces at 30 St Mary Axe and St Helen's Square / Leadenhall Plaza by providing a new public space at street level and lower ground floor, connecting St Helen's Church with St Helen's Square. Comparatively, the 2023 application serves to fragment the existing public realm and block the connection between the Church and Square.



1. 1 Undershaft
2. St Helen's Square
3. Leadenhall Plaza
4. The Gherkin

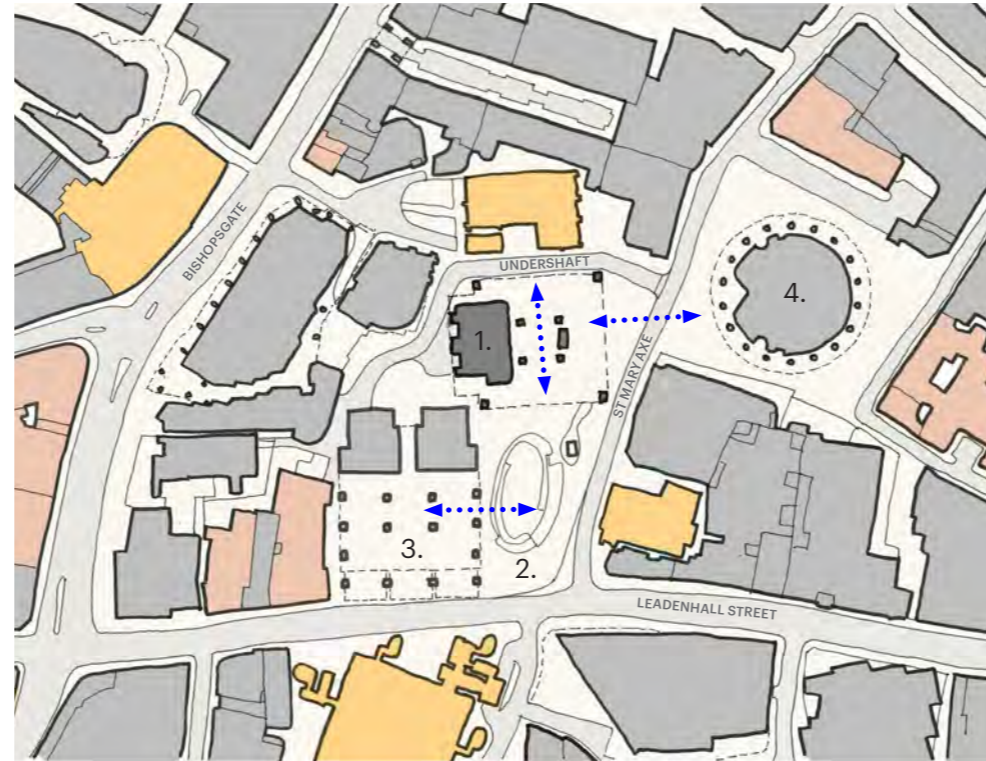


Existing

Total public realm: 4,505 m²

St Helen's Square public realm: 2,433 m²

- St Helen's Square is a unique and vitally important civic space in the heart of the City Cluster, framed by medieval Churches and iconic modern architecture.
- It provides 2,433 m² of south-facing street level open space which is open to the sky and connected to the Leadenhall Plaza, encouraging a diverse array of activity and interaction.

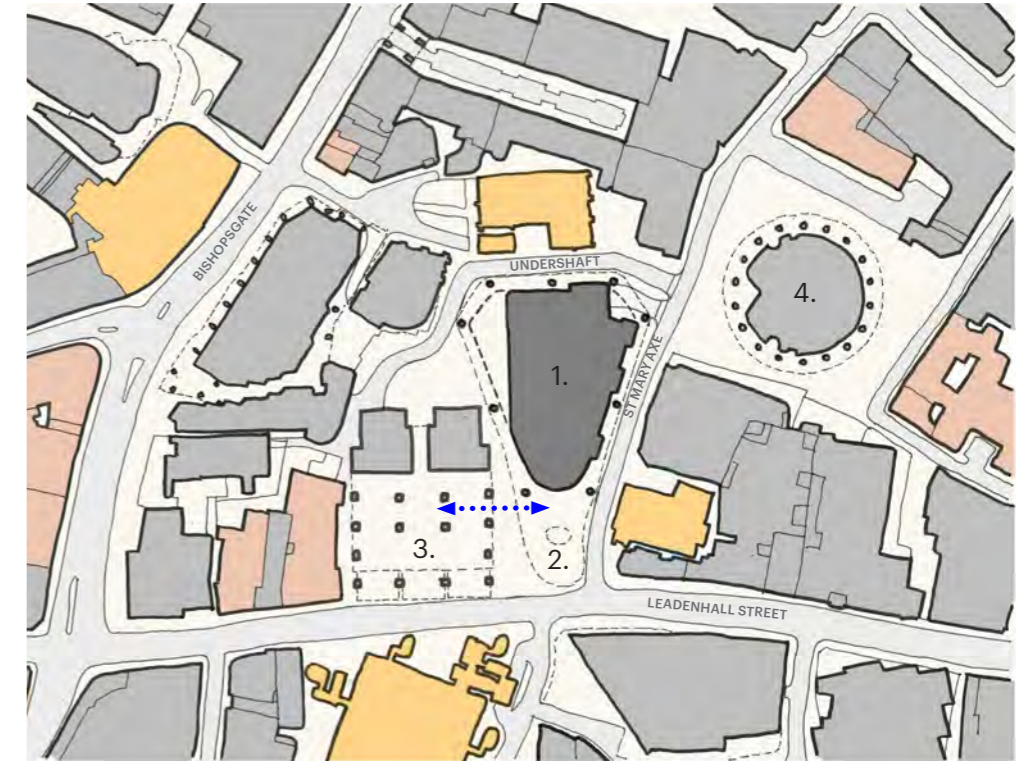


2019 Consent

Total public realm: 5,361 m² (+856) (+19.0%)

St Helen's Square public realm: 2,438 m² (+5) (+0.2%)

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.



2023 Application

Total public realm: 3,770 m² (-735) (-16.3%)

St Helen's Square public realm: 1,723 m² (-710) (-29.2%)

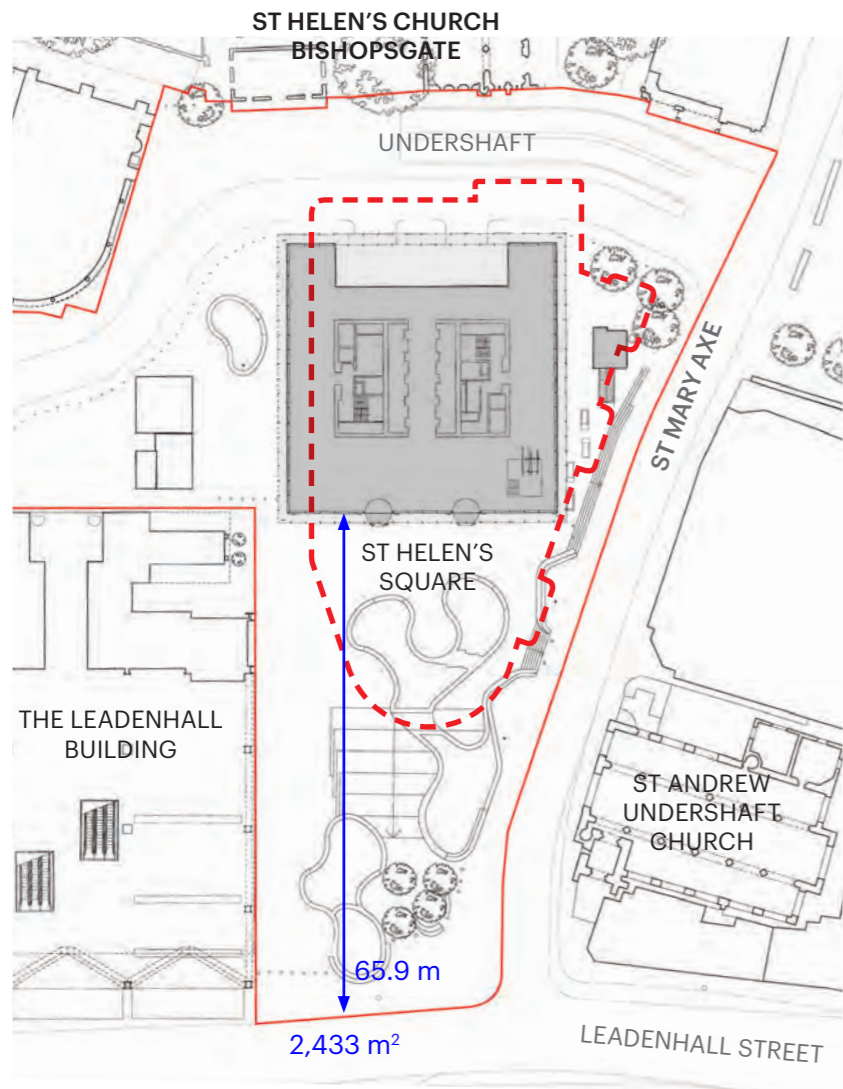
- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.
- Relocated servicing bay deteriorates relationship with 30 St Mary Axe and its associated public realm.

2.2 Plans

2.2.1 Ground Floor

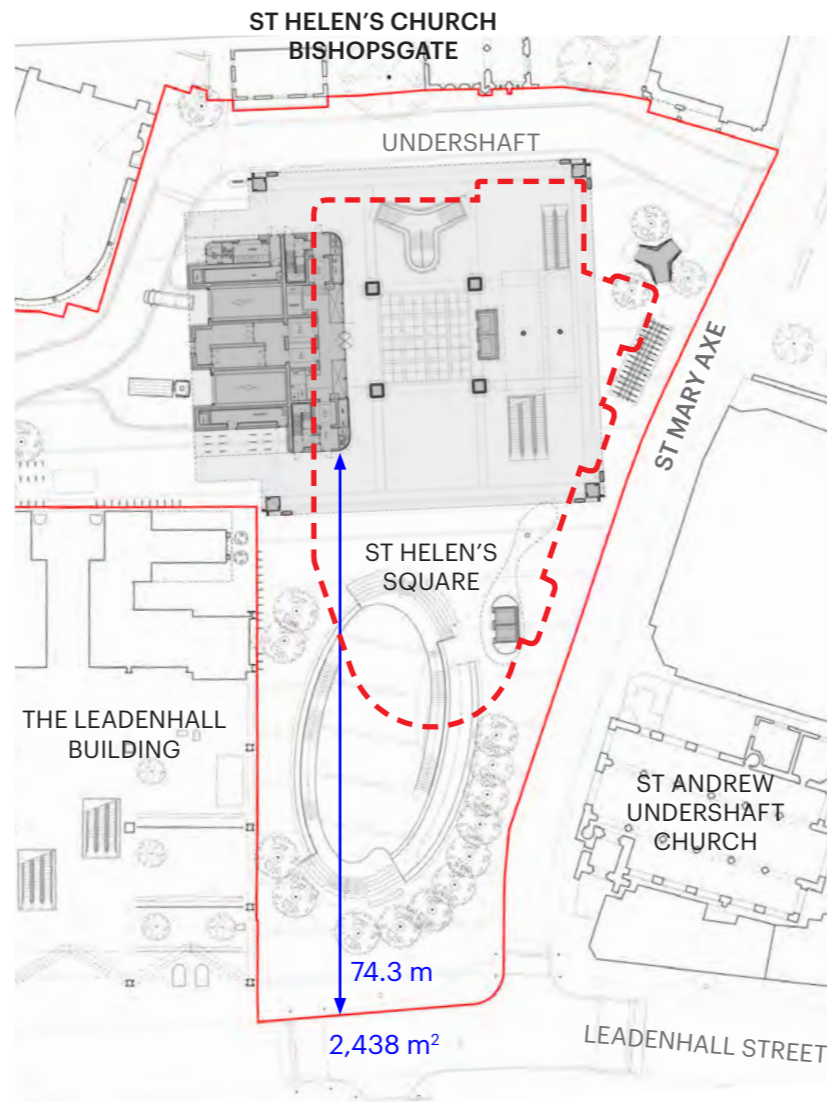
These plans demonstrate the significant loss of area, visible sky, quality, and usability of St Helen's Square due to the encroachment of 2023 proposals into and above the street level public realm, compared to both the existing scenario and 2019 consented proposals.

Ground Floor



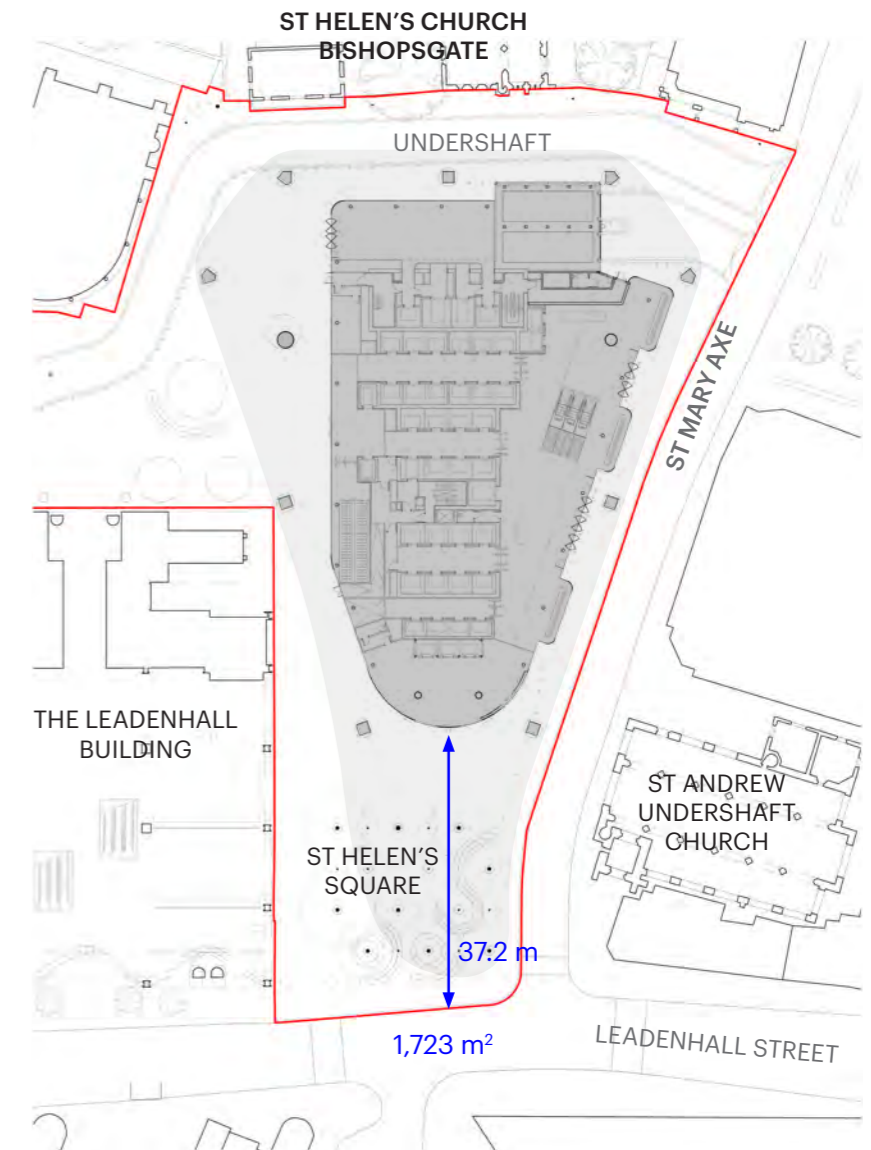
Existing

- The area of St Helen's Square is 2,433 m² with a depth of 65.9 m.





2019 Consent

- The area of St Helen's Square increases to 2,438 m², the depth increasing to 74.3 m to the nearest ground floor structure.



2023 Application

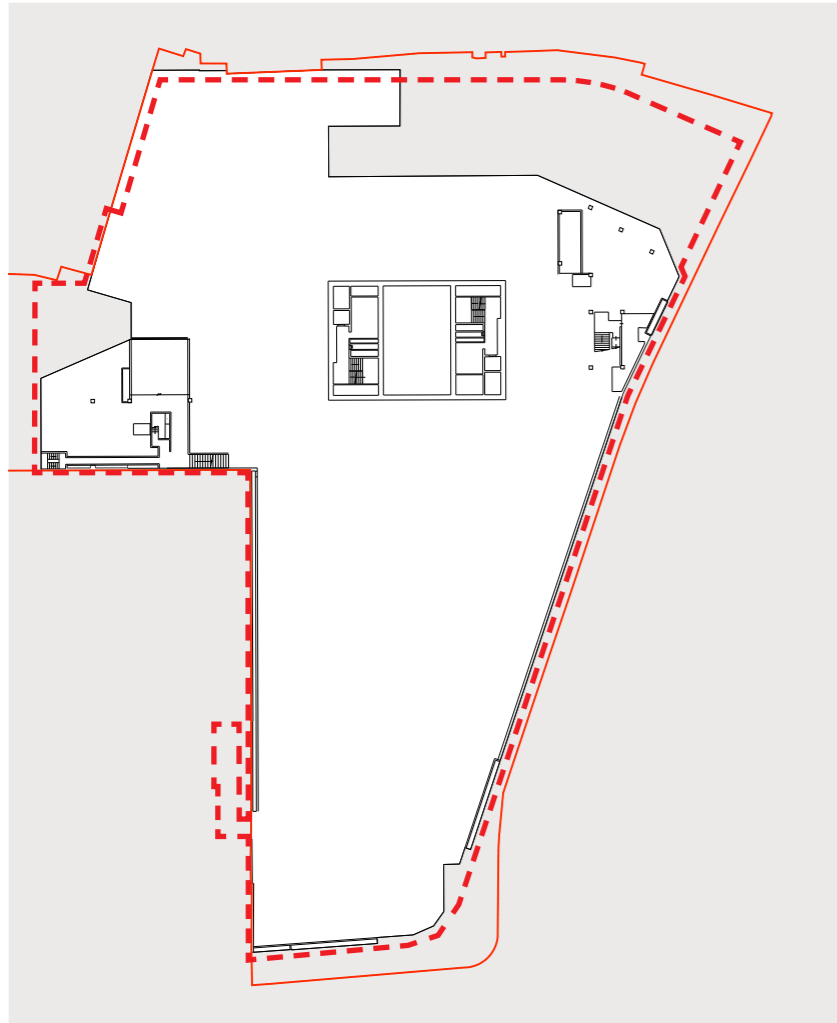
- The area is reduced to 1,723 m² and the depth reduced to 37.2 m (half of the 2019 scheme).

1 Undershaft Site Boundary 
 Extent of 2023 Proposal at Ground Floor 

2.2 Plans

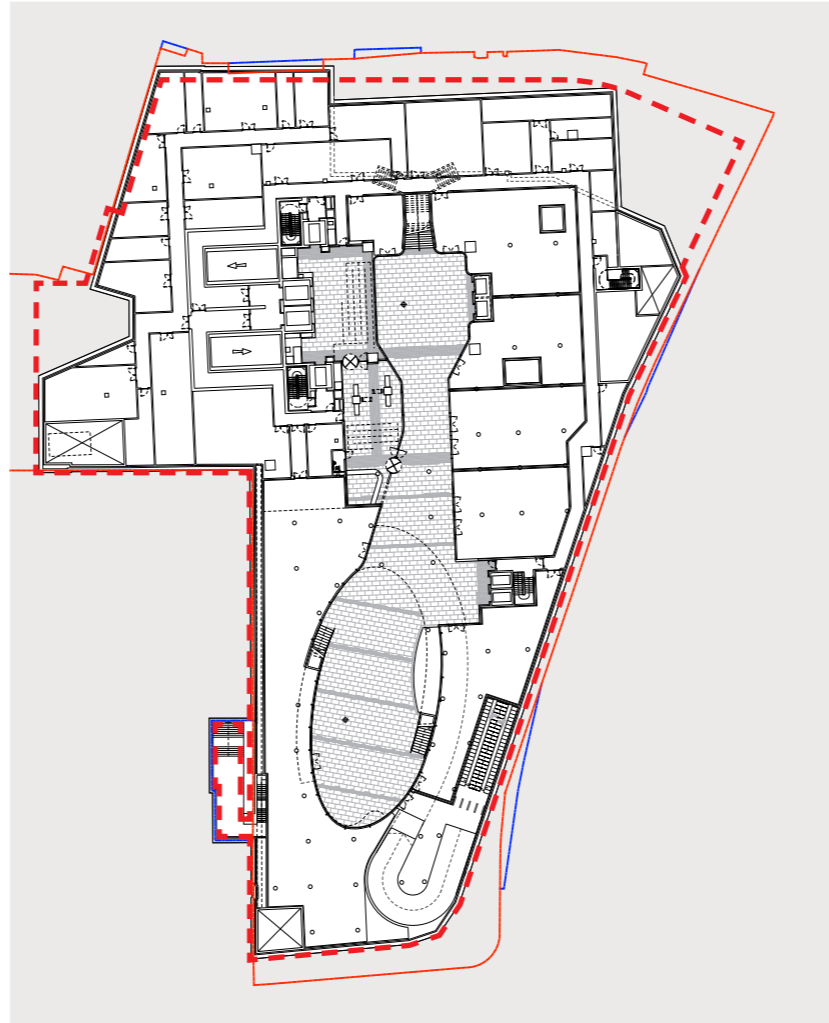
2.2.2 B1 Basement

These plans demonstrate the increase in public realm and amenity in the lower ground plaza of the 2019 consented scheme, compared to both the existing scenario and 2023 application.



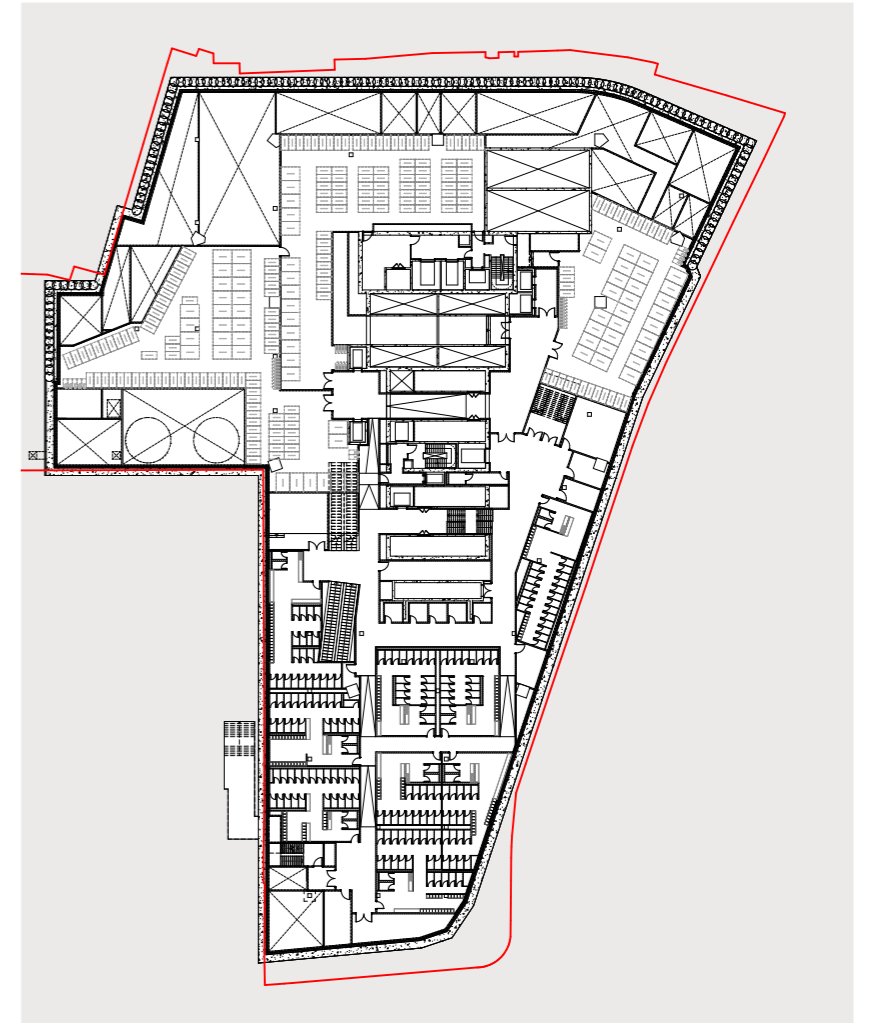
Existing

- B1 massing extends beneath the entire length of St Helen's Square to Leadenhall Street.
- Vehicular access is provided via ramp along Undershaft to the north.



2019 Consent

- Existing ramp infilled, providing 364m² of additional area to B1. Vehicular access is provided through new lifts.
- Lower ground plaza creates 496m² of additional public realm, activated by 1,543 m² of restaurants and shops.
- New area created in the lower ground plaza providing 414m² of open air space with natural sunlighting / daylighting.



2023 Application

- Existing vehicle ramp is infilled and massing is expanded towards St Helen's Church Bishopsgate, providing 556m² of additional area. Vehicular access is provided through new lifts.
- No new public open space or retail units provided. Level is used primarily for end of trip facilities and waste management.

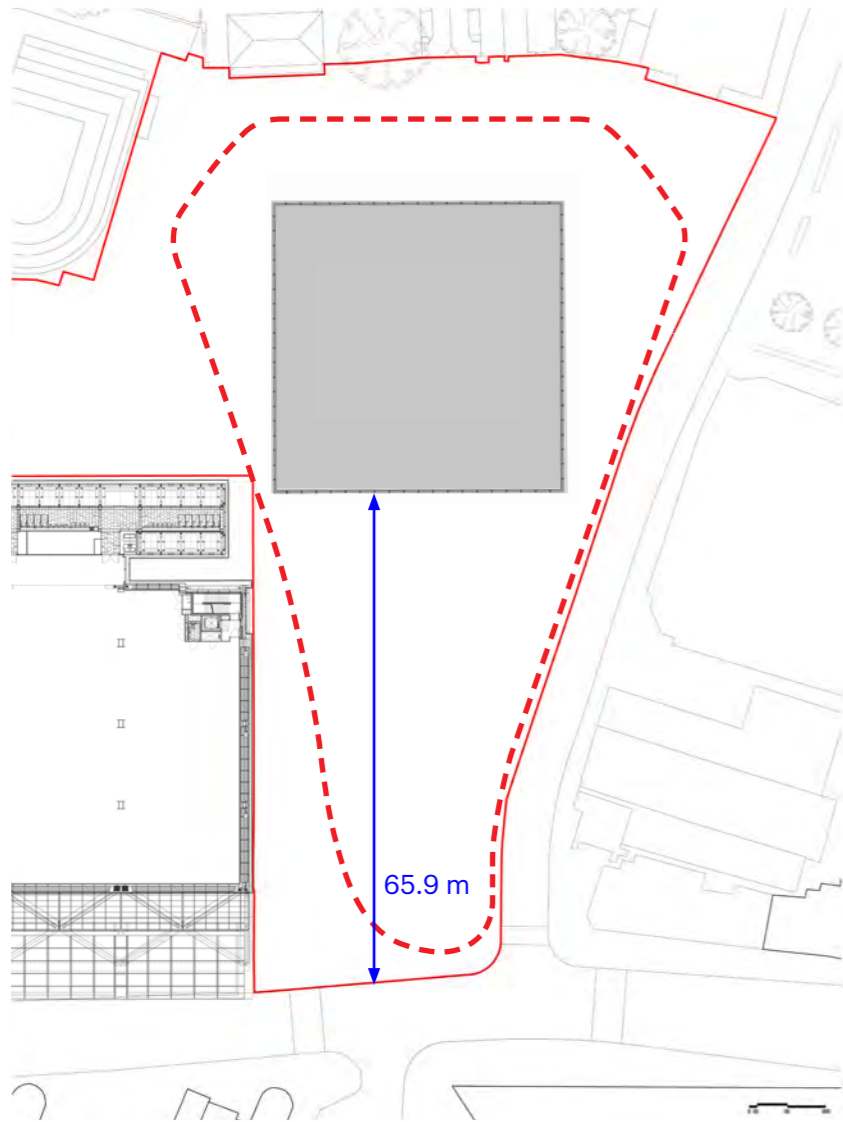
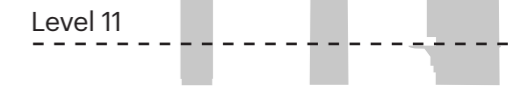
1 Undershaft Site Boundary
Extent of 2023 Proposal at Ground Floor



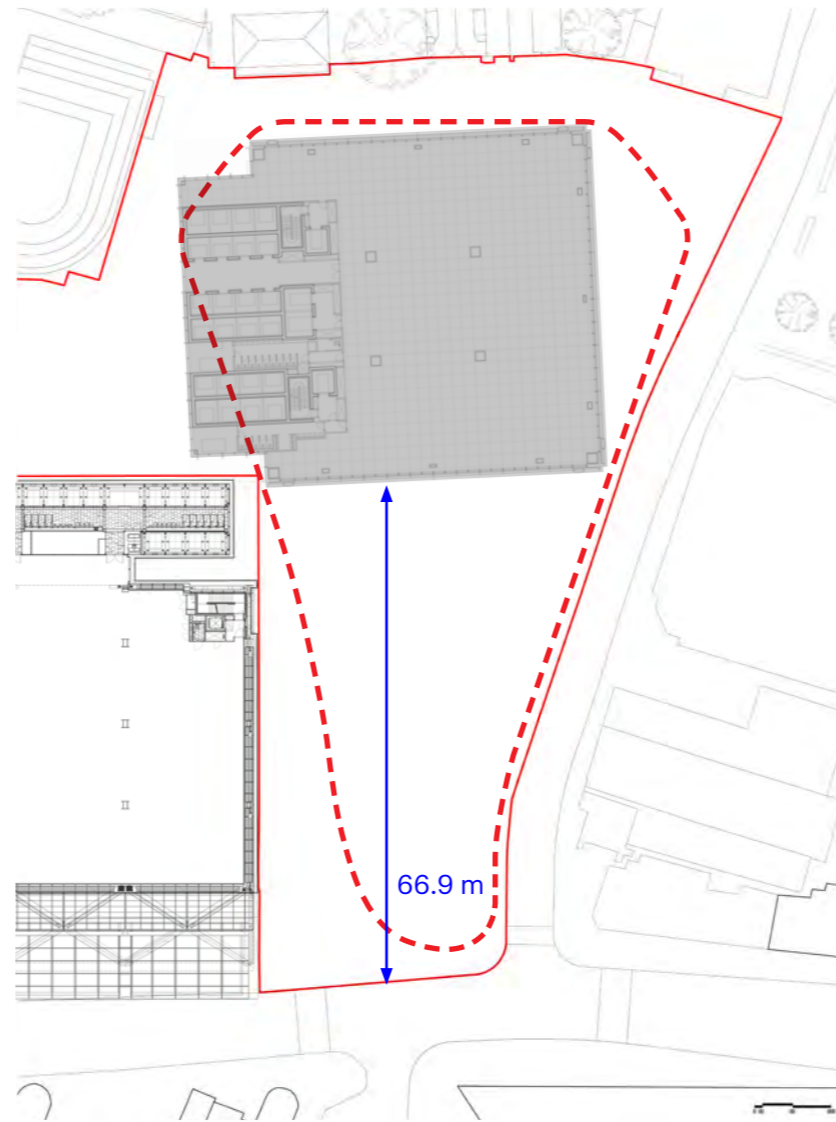
2.2 Plans

2.2.3 Level 11

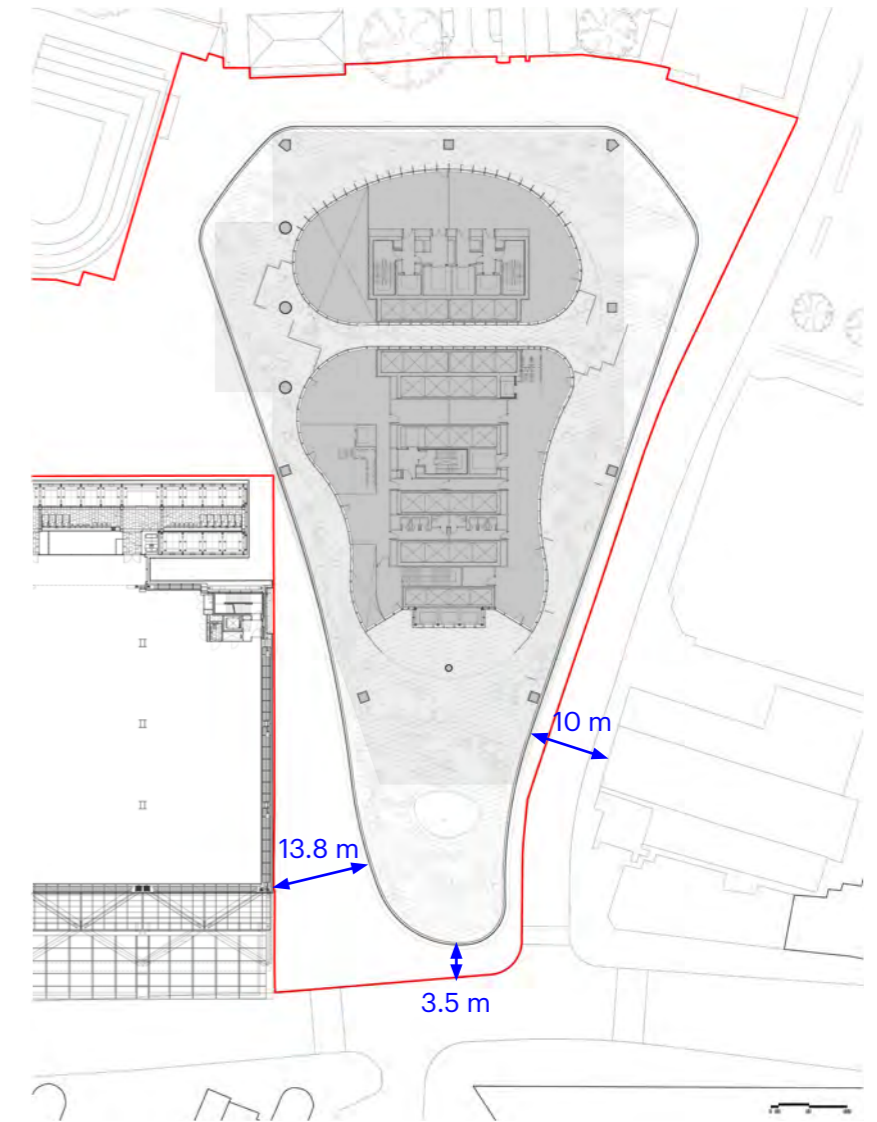
These plans illustrate the large increase of proposed massing overhanging and overshadowing St Helen's Square in the 2023 application versus the 2019 consented scheme, which slightly improved the existing line of public realm to the south.



Existing



2019 Consent

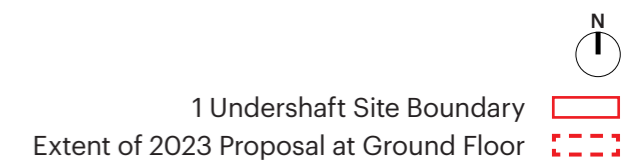


2023 Application

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.

- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.

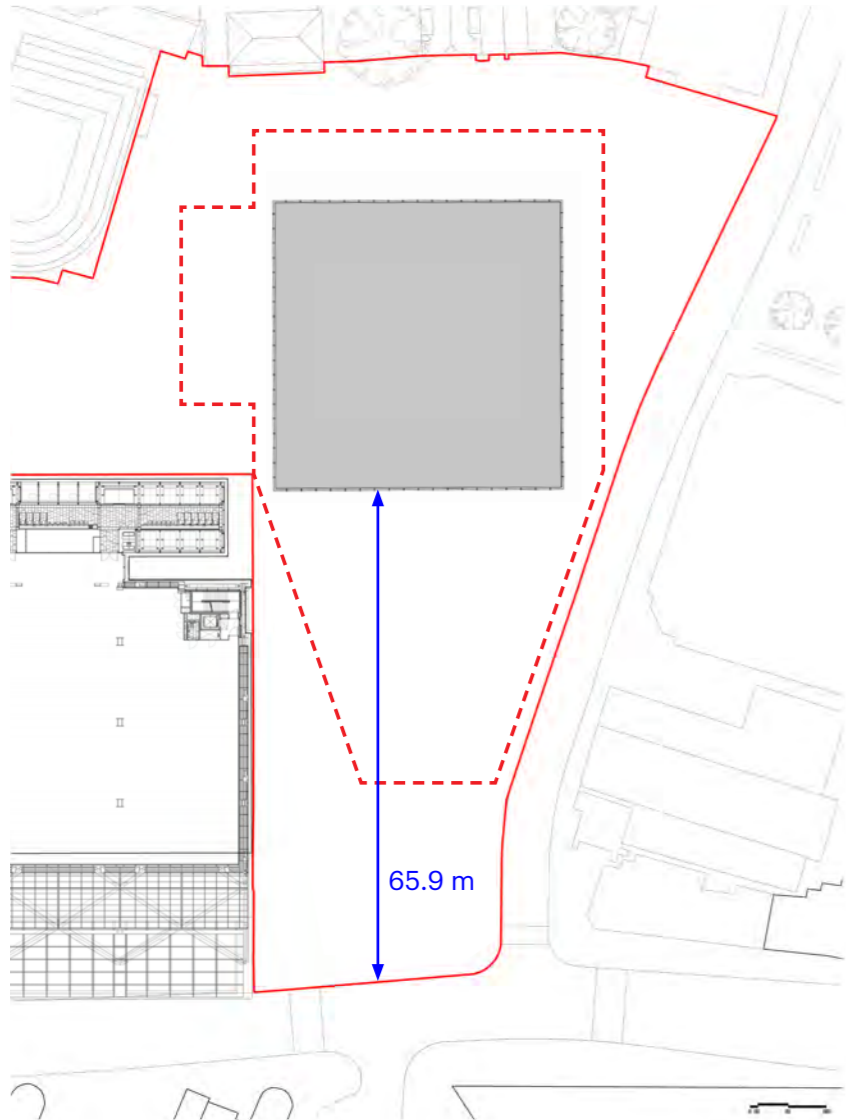
- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- Public realm at level 11 is not a like for like replacement and doesn't compensate for the significant loss and harm caused at street level.



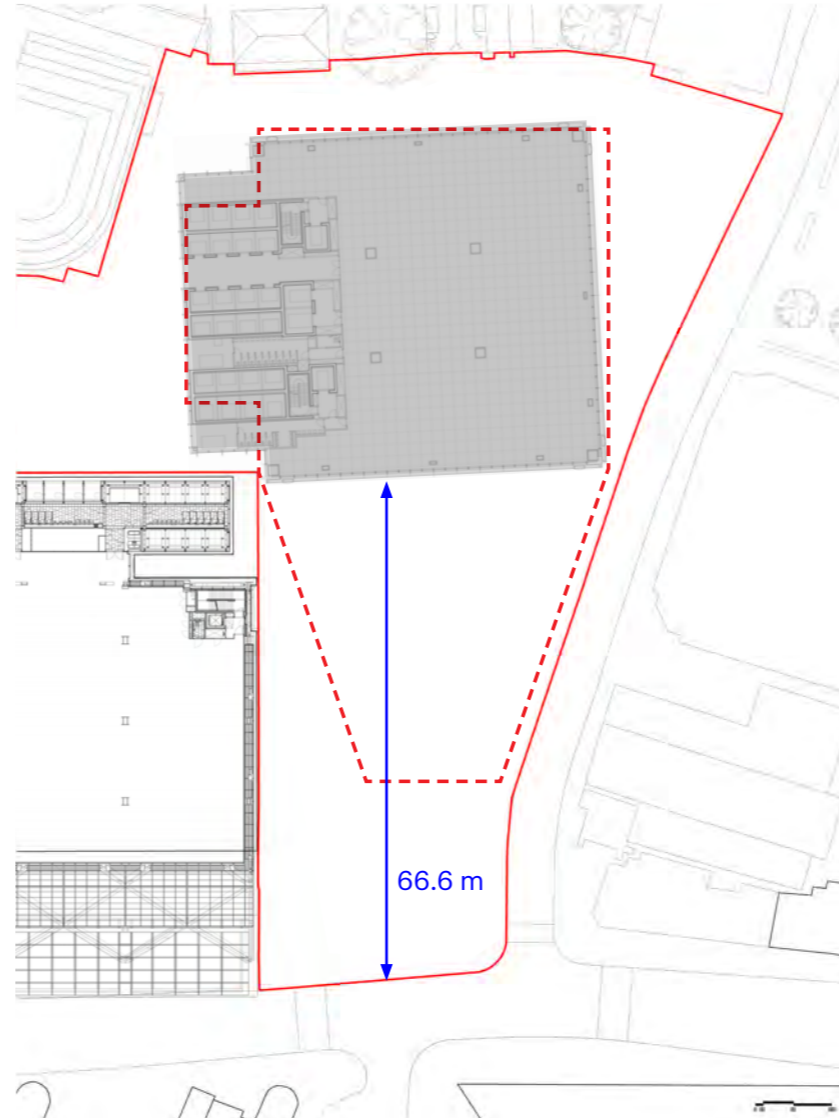
2.2 Plans

2.2.4 Level 14

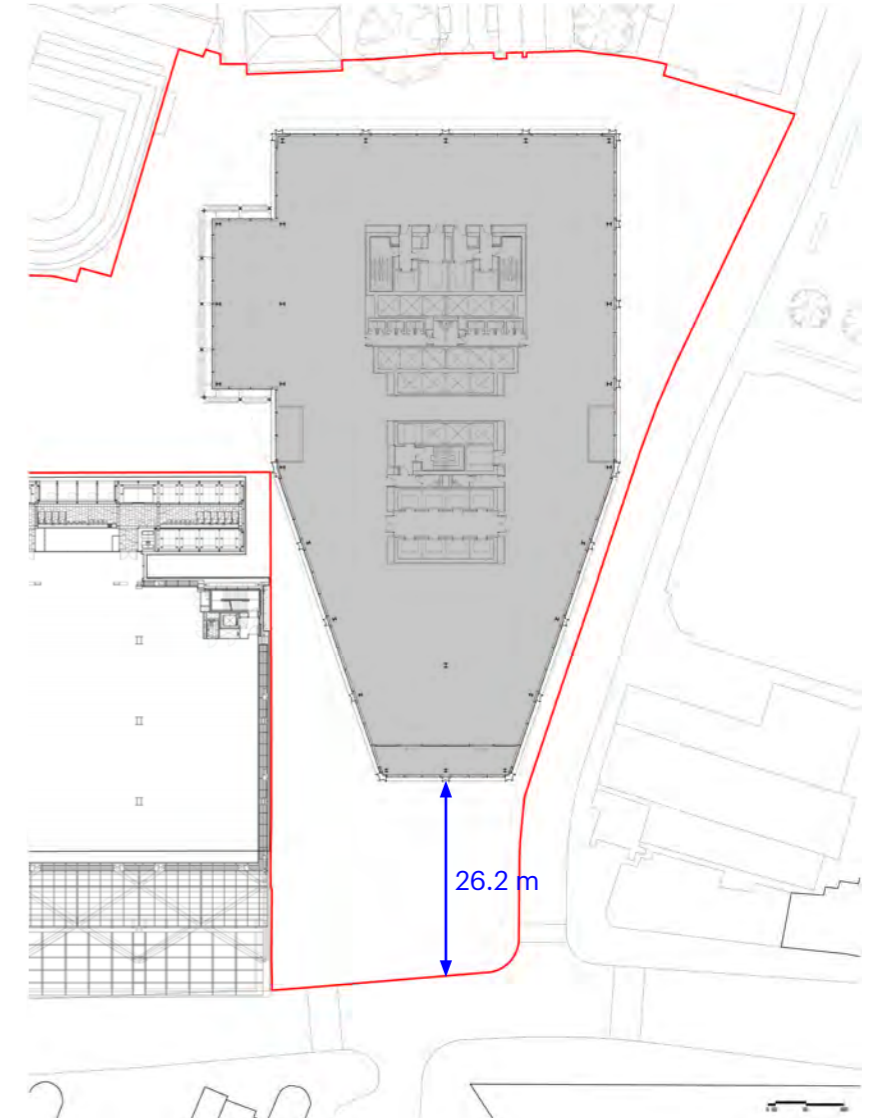
These plans show how the lower-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



Existing



2019 Consent

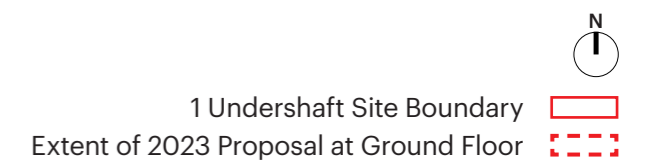


2024 Application

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.

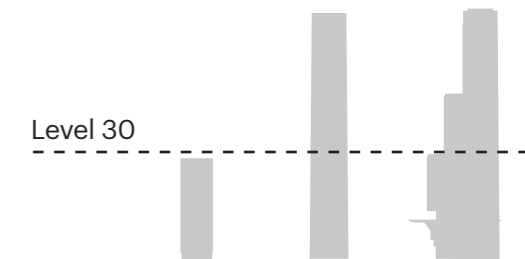
- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.

- Increased lower-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.

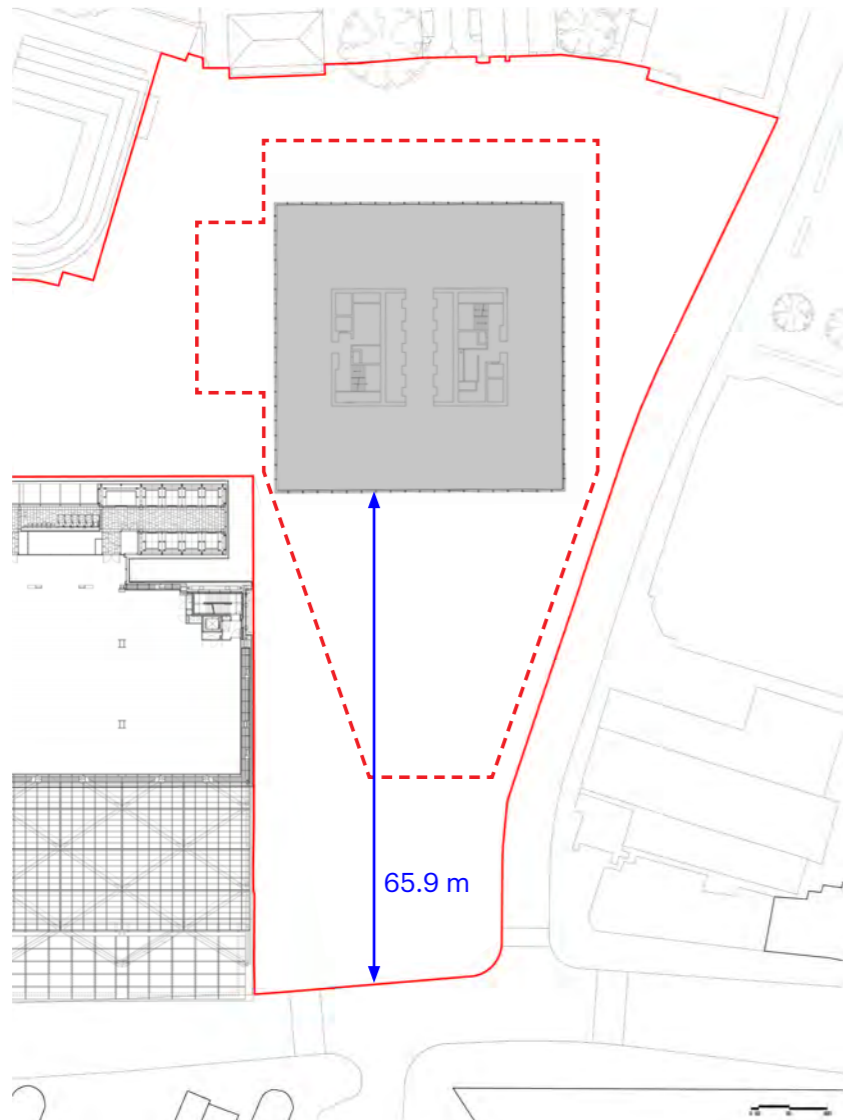


2.2 Plans

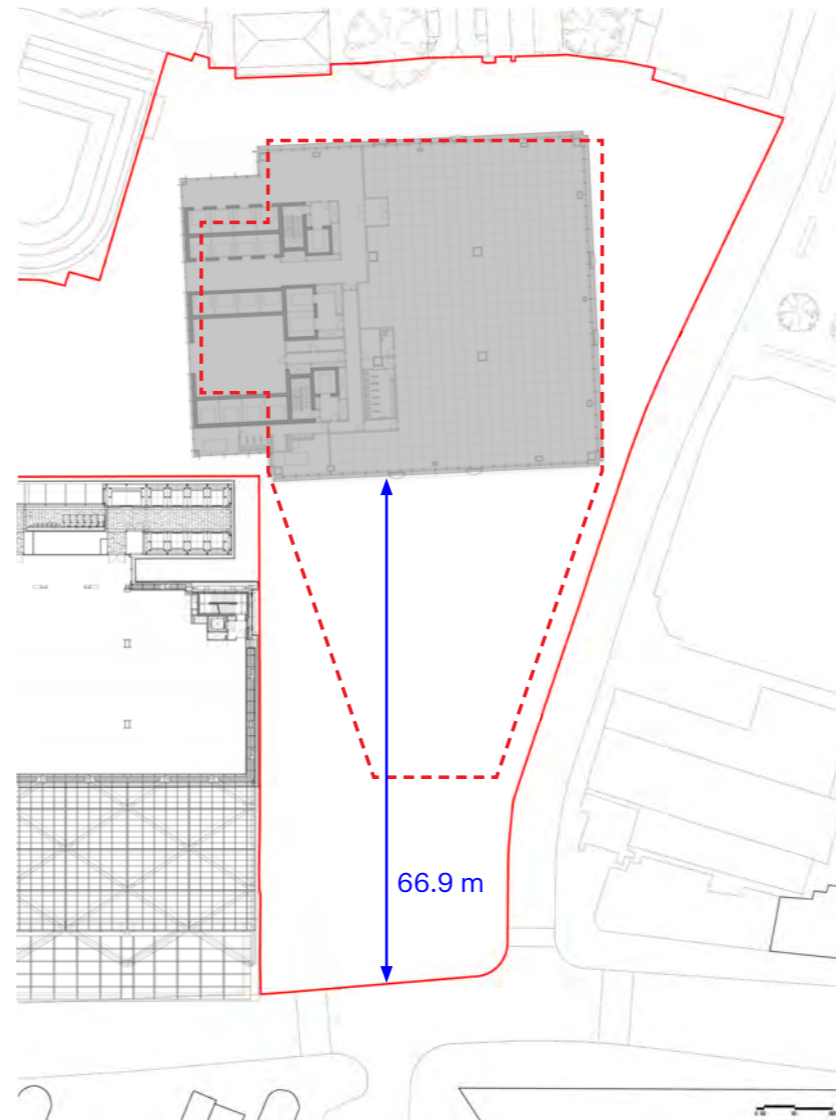
2.2.5 Level 30



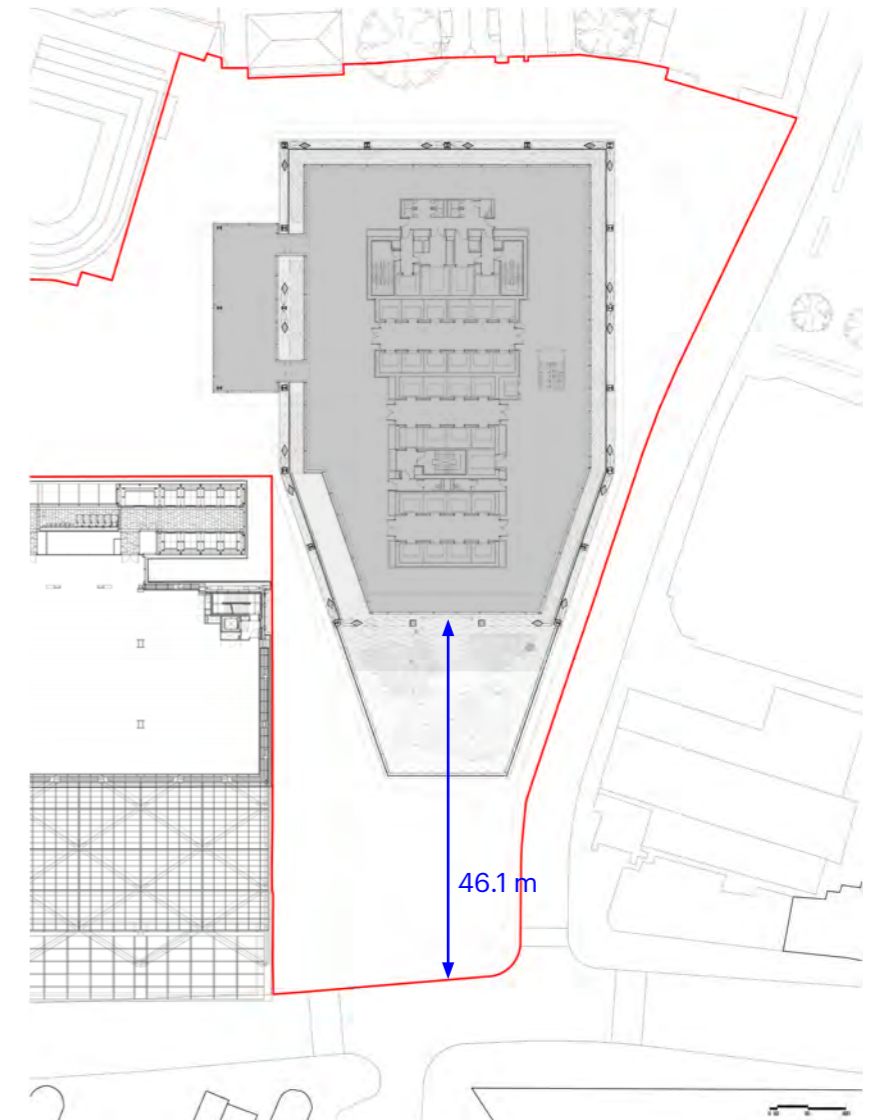
These plans show how the upper-middle massing of the tower of 1 Undershaft (see 2.4.1) in the 2023 application scheme has grown, in addition to the base, and is built over the existing St Helen's Square.



Existing (Roof Plan)



2019 Consent

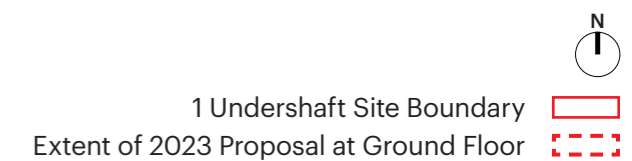


2023 Application

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.

- Increased floorplate is entirely to the north of St Helen's Square, and does not impose itself on the street level below.

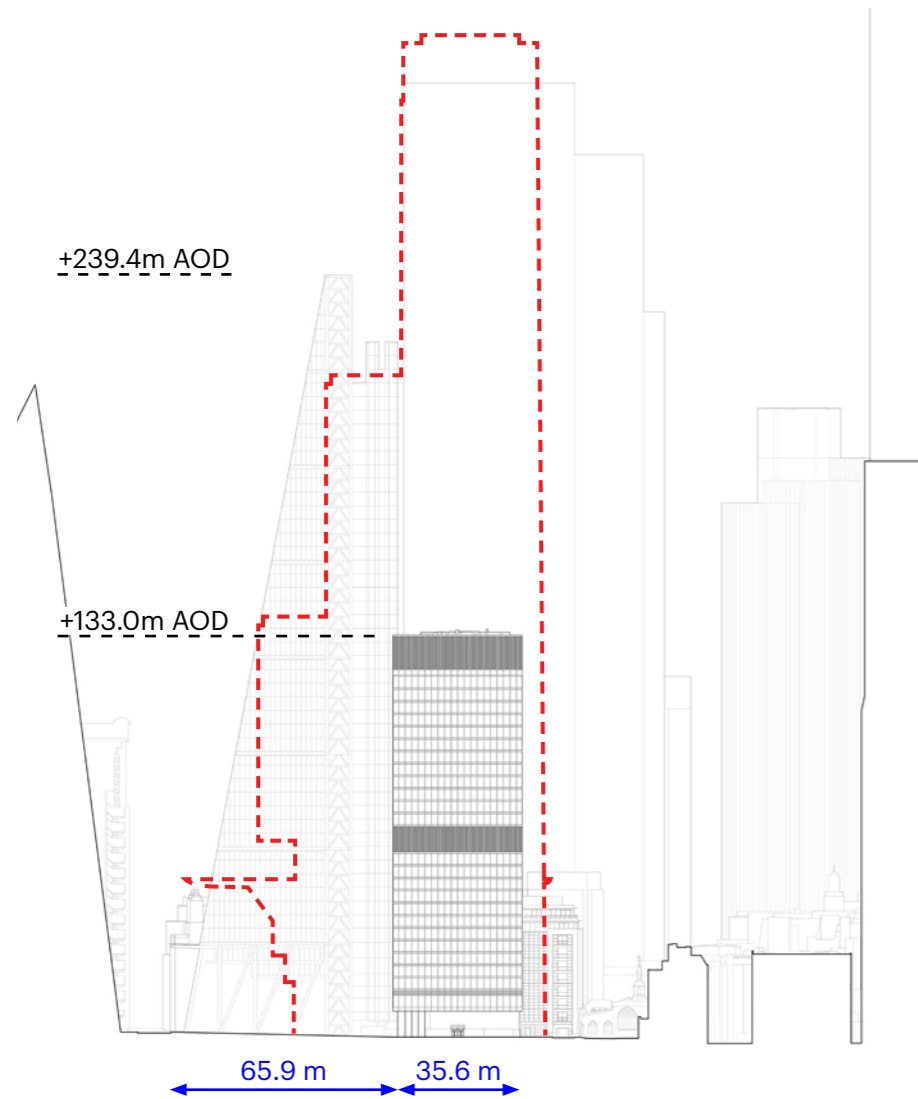
- Increased upper-middle floorplate significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.



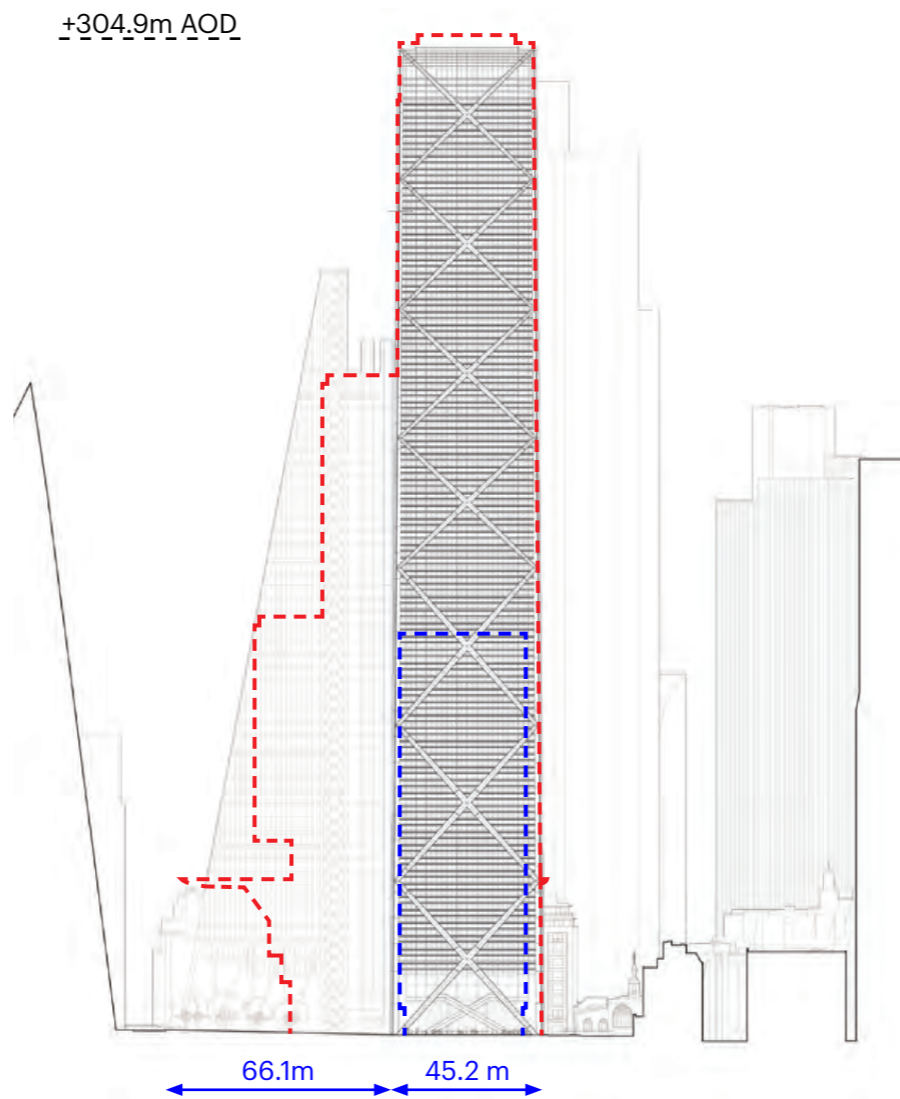
2.3 Elevations

2.3.1 East

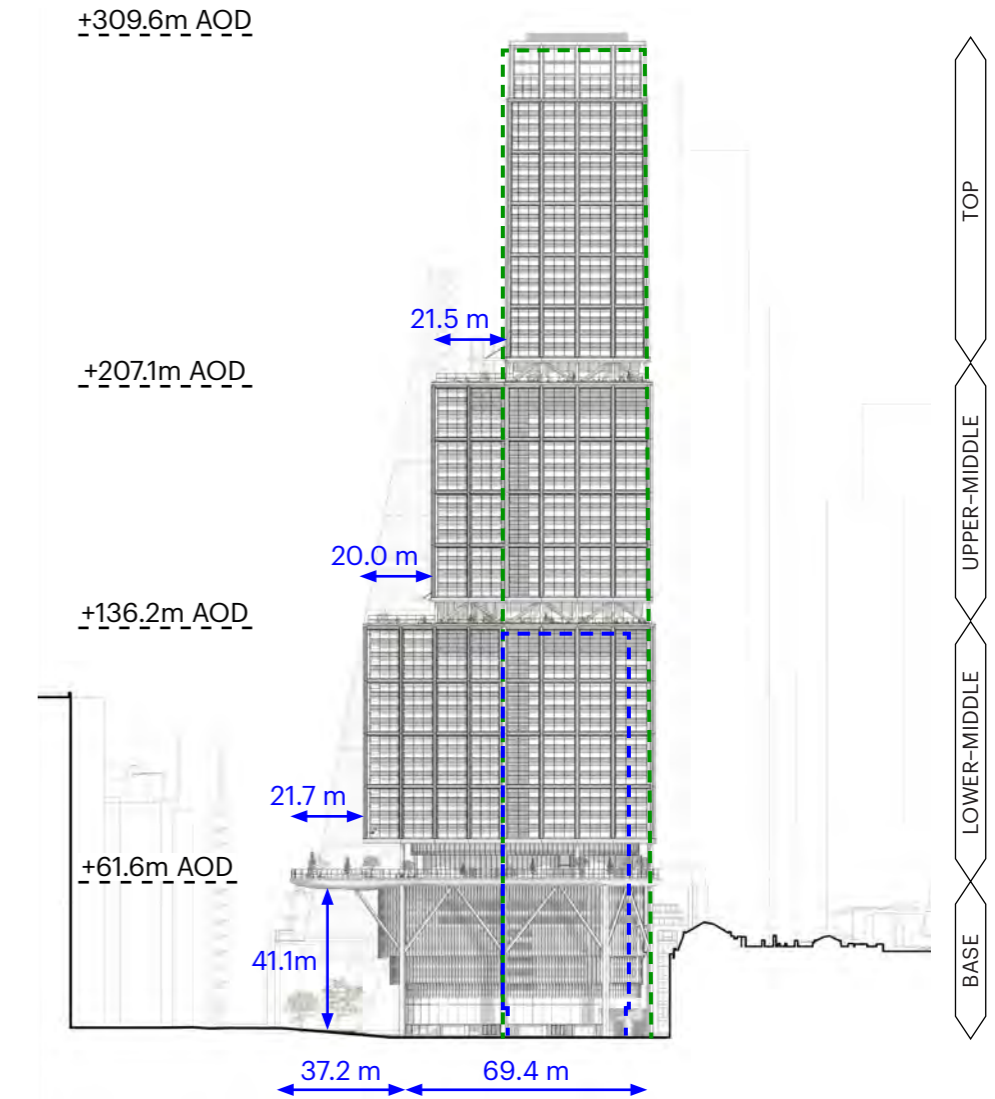
These elevations demonstrate how the increased massing of 1 Undershaft in the 2023 application obstructs the profile of The Leadenhall Building when viewed from Leadenhall Street and St Mary Axe to the east. In contrast, the 2019 consented scheme maintained the integrity of The Leadenhall Building in these views, showing respect and preservation of its architectural prominence.



Existing



2019 Consent



2023 Application

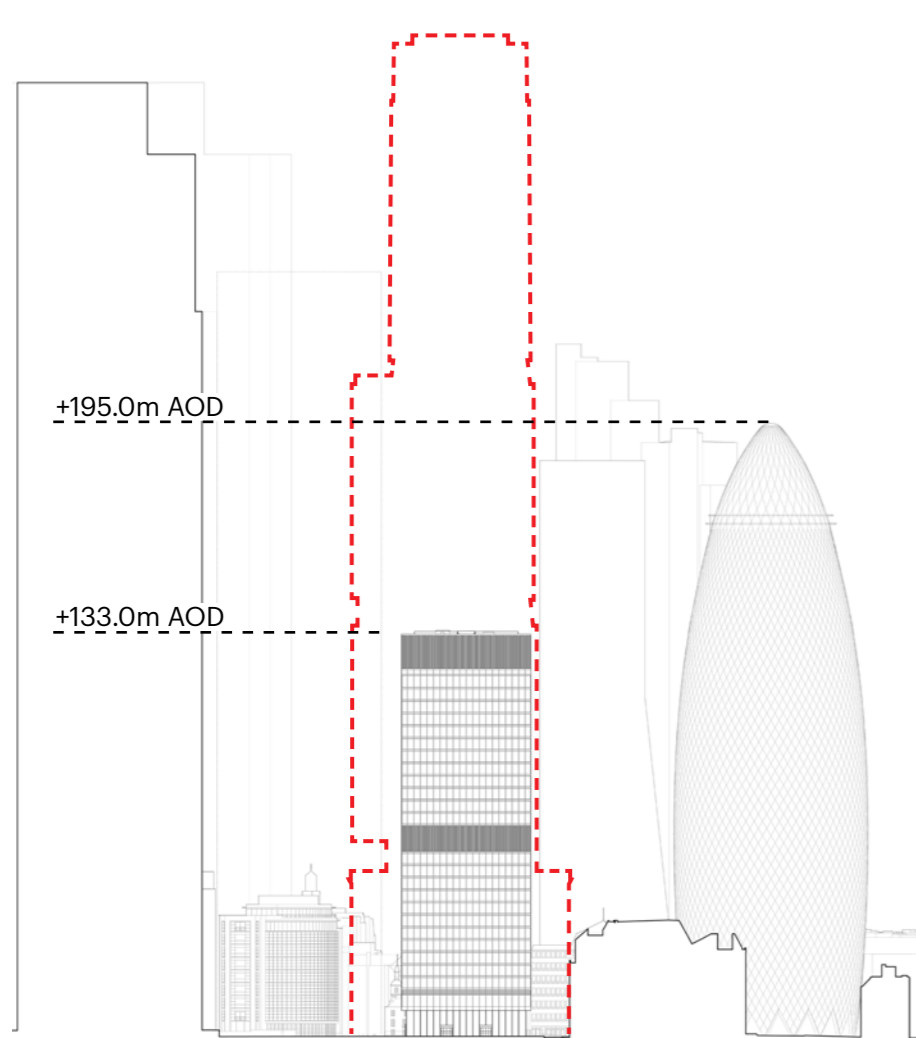
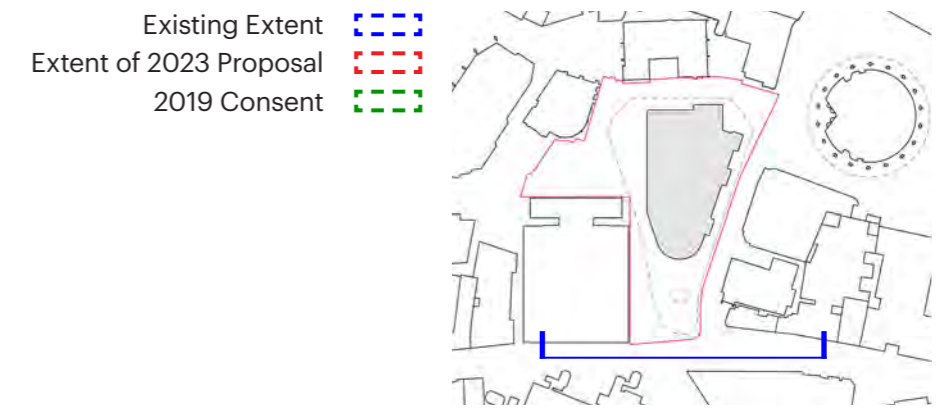
- Massing of Aviva building is entirely to the north of St Helen's Square, framing the iconic profile of The Leadenhall Building.

- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east, and has an over-bearing and dominating impact on the townscape and heritage assets in St Mary Axe and Leadenhall.

- The projecting podium, lower-middle, and upper-middle massing significantly reduce the extent of visible sky, sunlight, and privacy to surrounding buildings and streets, while overshadowing the public realm to St Helen's Square (**London Plan Policy D9, 3.9.7**).
- Increased floorplate and projecting podium garden significantly overlap and obscure the iconic profile of The Leadenhall Building.
- Increased massing of 1 Undershaft significantly diminishes The Leadenhall Building in views from St Mary Axe and Leadenhall Street in the east.

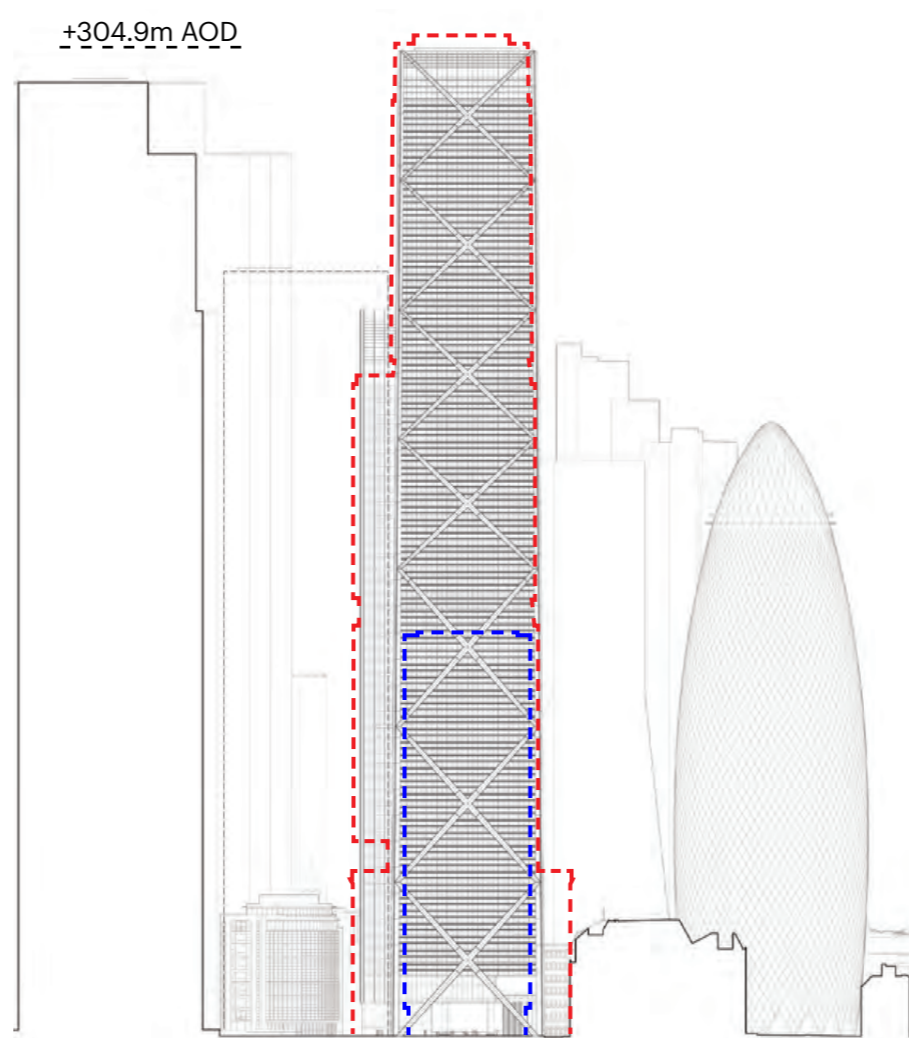
2.3 Elevations

2.3.2 South Elevation



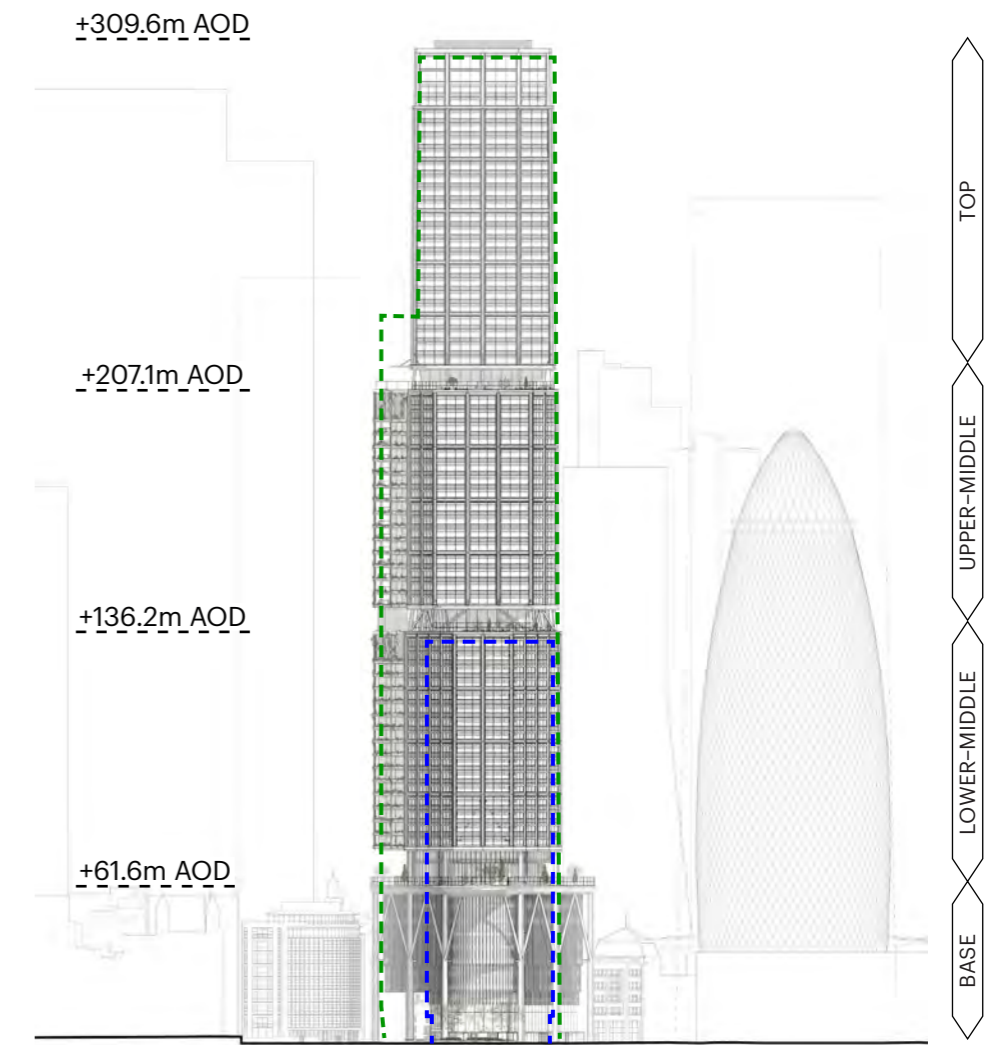
Existing

- Aviva Building provides visual link from St Helen's Square to St Helen's Church Bishopsgate through glazed lobby.



2019 Consent

- Undercroft provides additional public realm and improves connections between St Helen's Church Bishopsgate and St Helen's Square
- Undercroft reinstates the historic link between St Helen's Church Bishopsgate and St Andrew Undershaft Church.

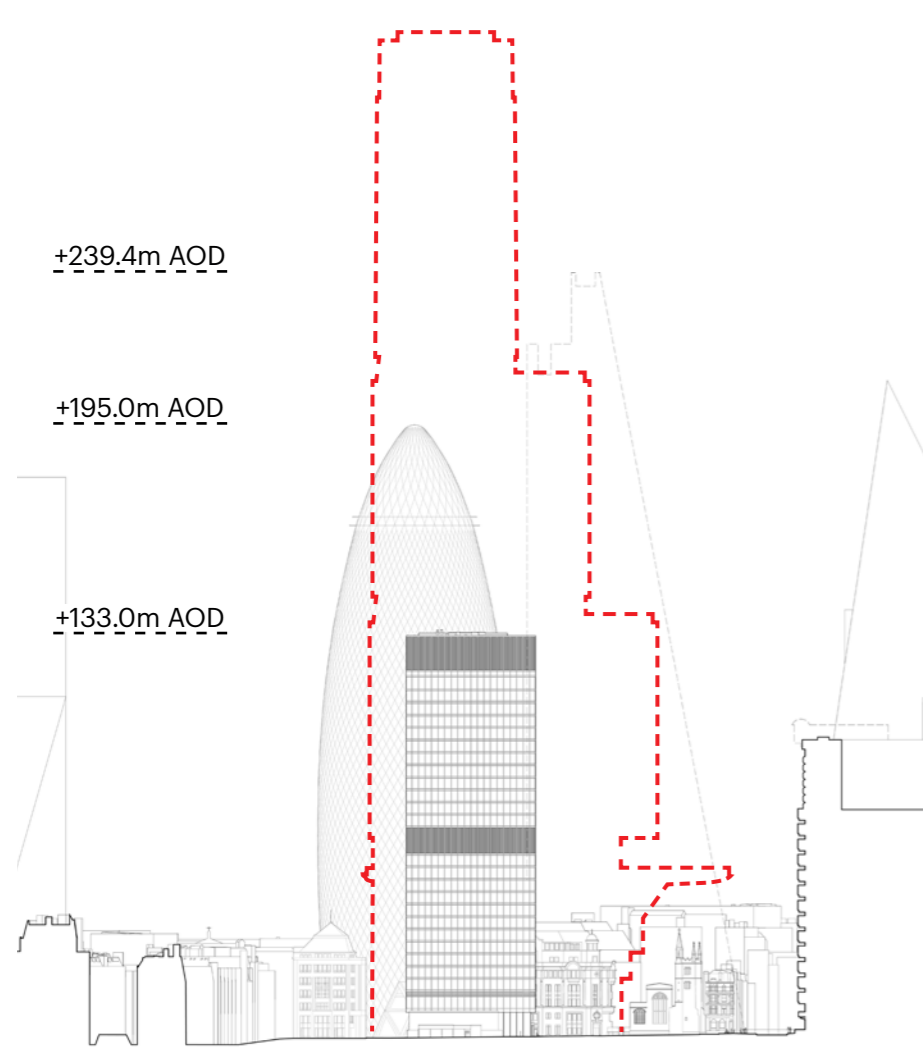
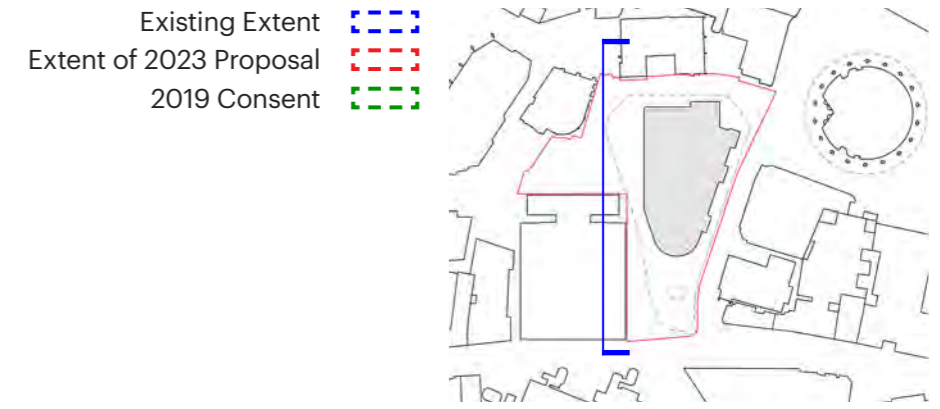


2023 Application

- Enlarged and relocated footprint severs links between St Helen's Square / Leadenhall Plaza and St Helen's Church Bishopsgate / The Gherkin.

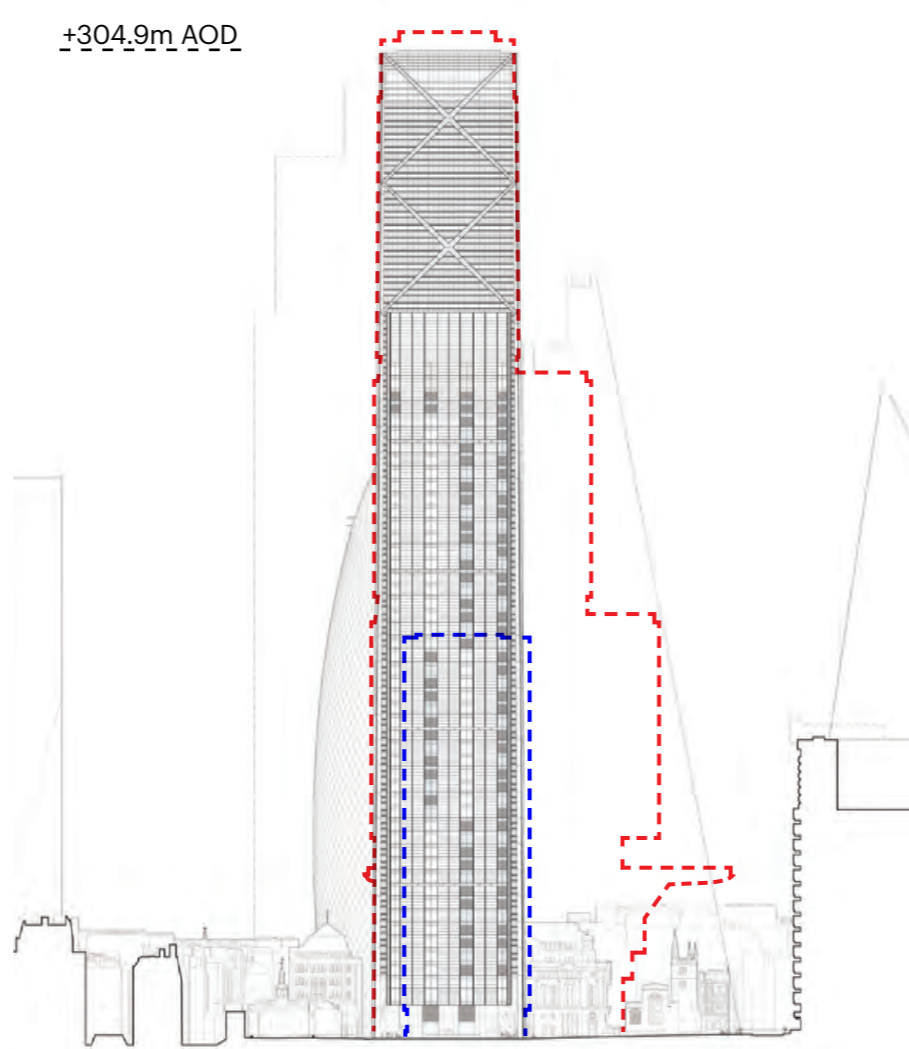
2.3 Elevations

2.3.3 West Elevation



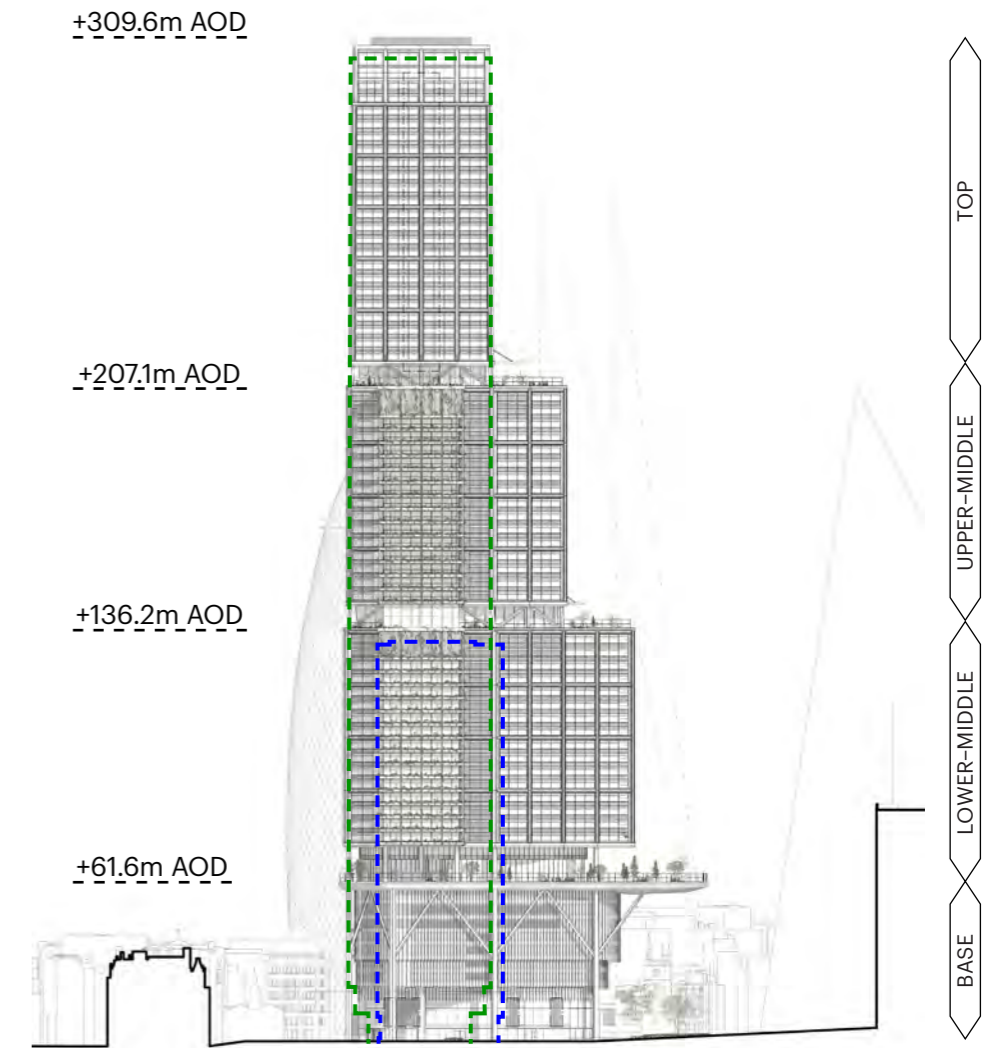
Existing

- Massing of the Leadenhall Plaza is designed to work with the Aviva building to frame views towards St Andrew Undershaft Church in the east.



2019 Consent

- Increased massing of 1 Undershaft is entirely to the north of St Helen's Square, preserving views from the Leadenhall Plaza towards St Andrew Undershaft Church.

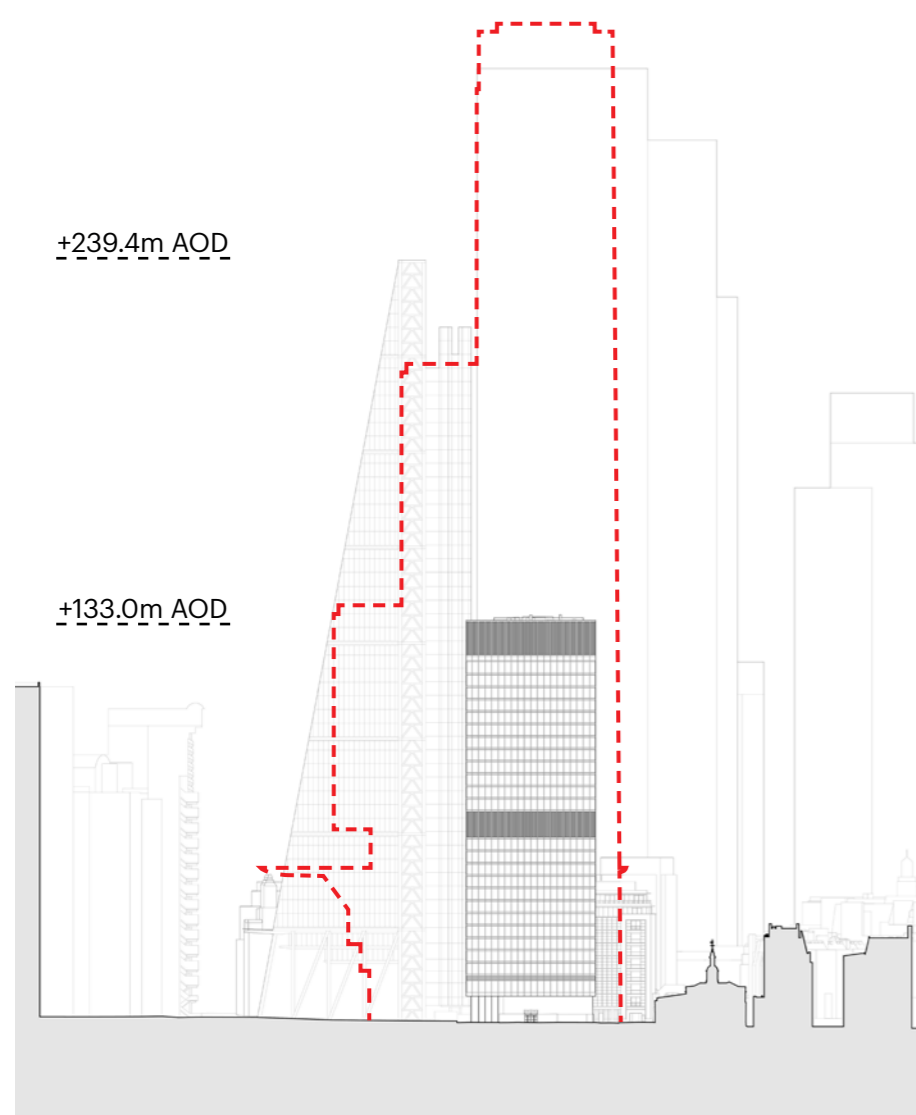
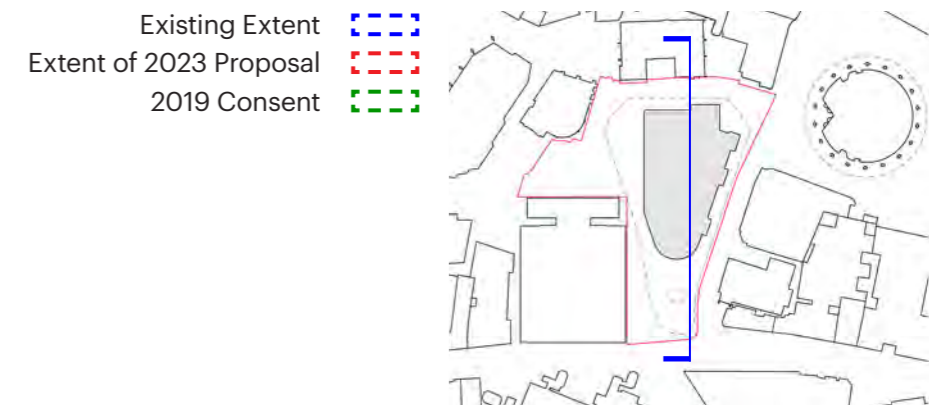


2023 Application

- Increased massing of 1 Undershaft projects into St Helen's Square and encroaches on views towards St Andrew Undershaft Church from the Leadenhall Plaza.

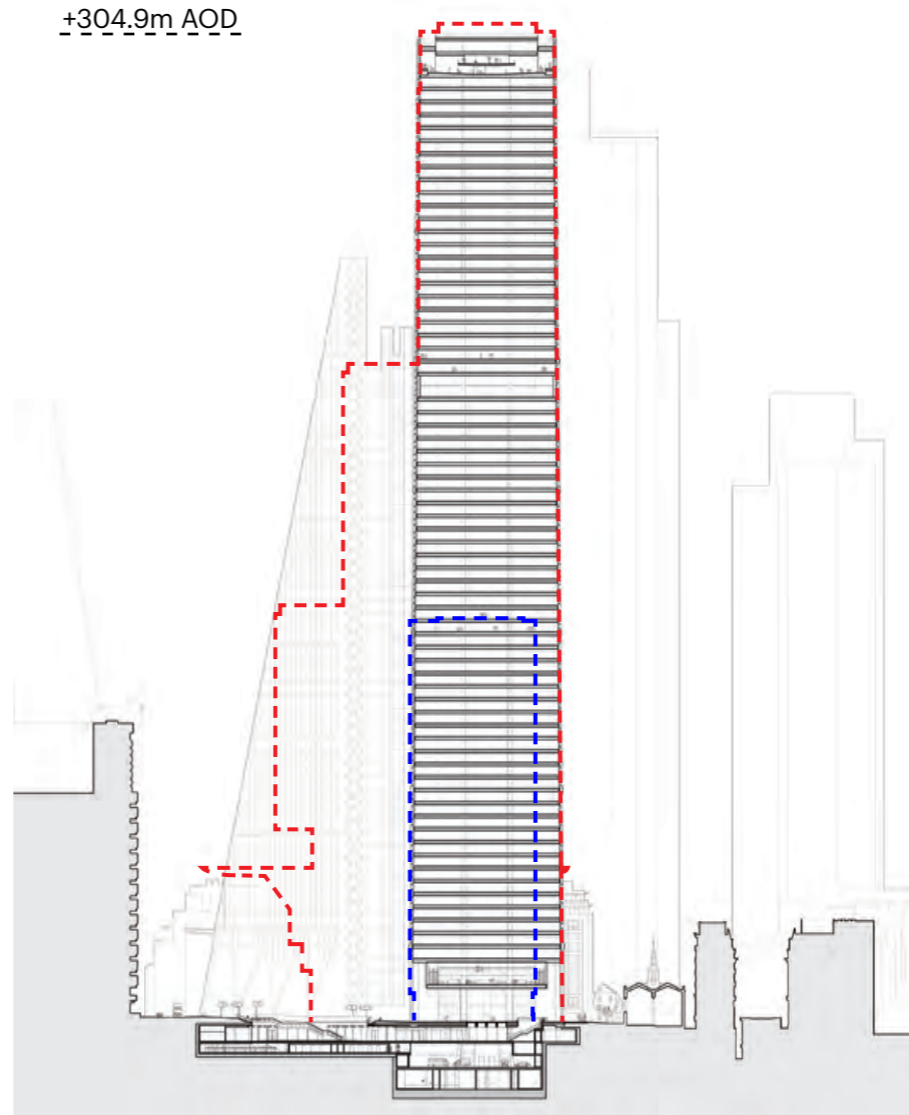
2.4 Sections

2.4.1 North-South



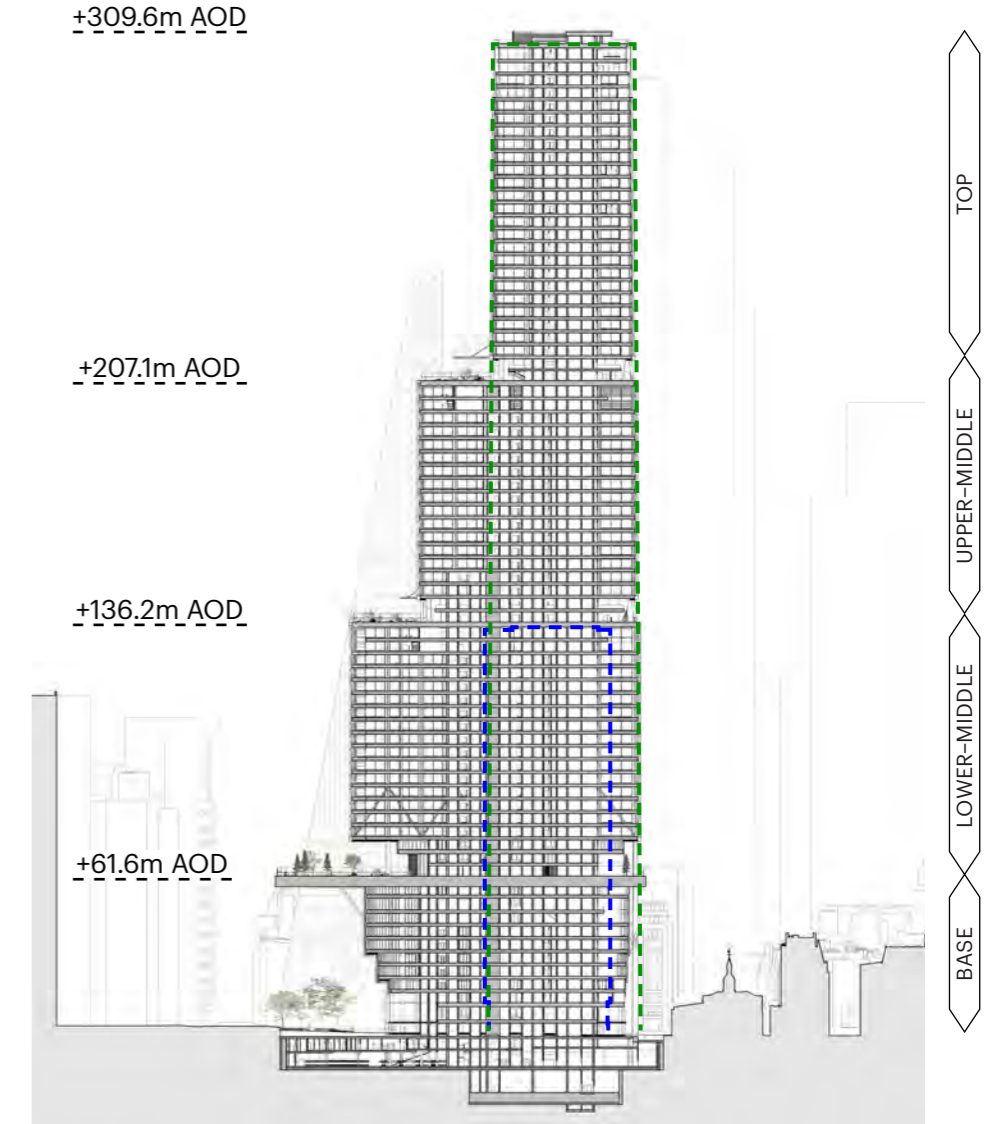
Existing

- Existing sections not submitted.
- St Helen's Square provides 2,433 m² of south-facing street level open space which is open to the sky.
- Ground floor lobby of Aviva Building provides views between St Helen's Square and St Helen's Church Bishopsgate.



2019 Consent

- New lower ground plaza creates 496m² additional area of public realm at Basement B1, activated by 1,543 m² of shops and restaurants.
- Ground floor Undercroft provides 1,635 m² additional public realm and improves connections between St Helen's Square and St Helen's Church Bishopsgate.



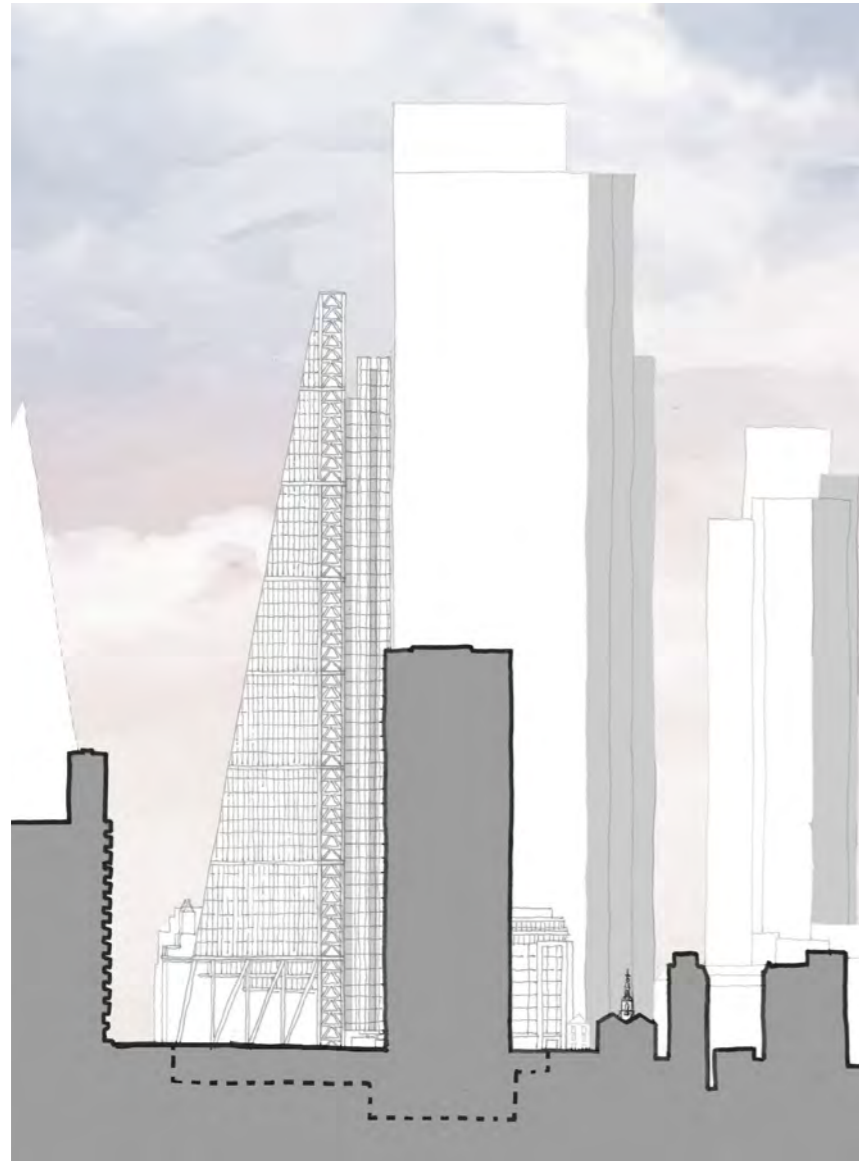
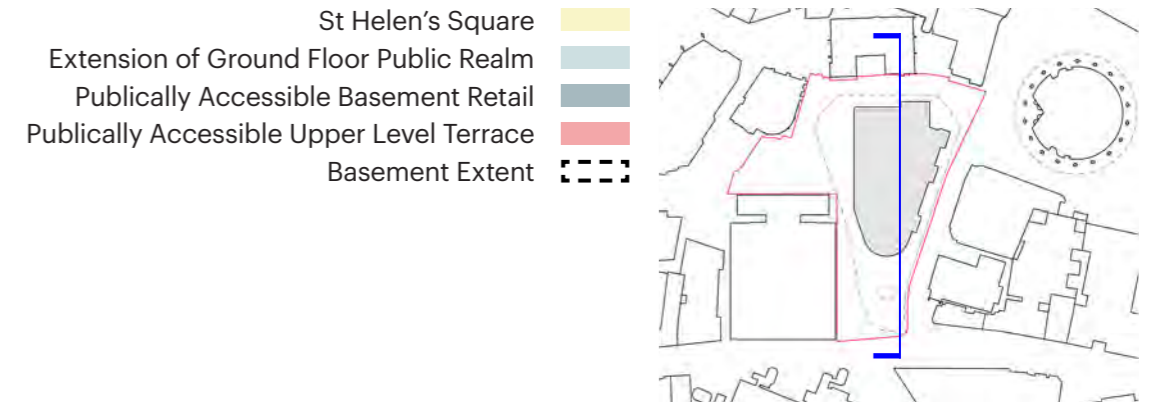
2023 Application

- Enlarged and relocated footprint results in loss of 721m² area of public realm from St Helen's Square.
- New massing severs link between St Helen's Square and St Helen's Church Bishopsgate.

2.4 Sections

2.4.2 North-South Relationship with St Helen's Square

These sections illustrate how the 2019 consented scheme expands the size and connectivity of street-level public open space without encroaching onto or over St Helen's Square. In contrast, the 2023 application proposals result in a significant loss of public open space and negative impacts on existing amenities by encroaching into and projecting over St Helen's Square, which diminishes the area's attractiveness and appeal.



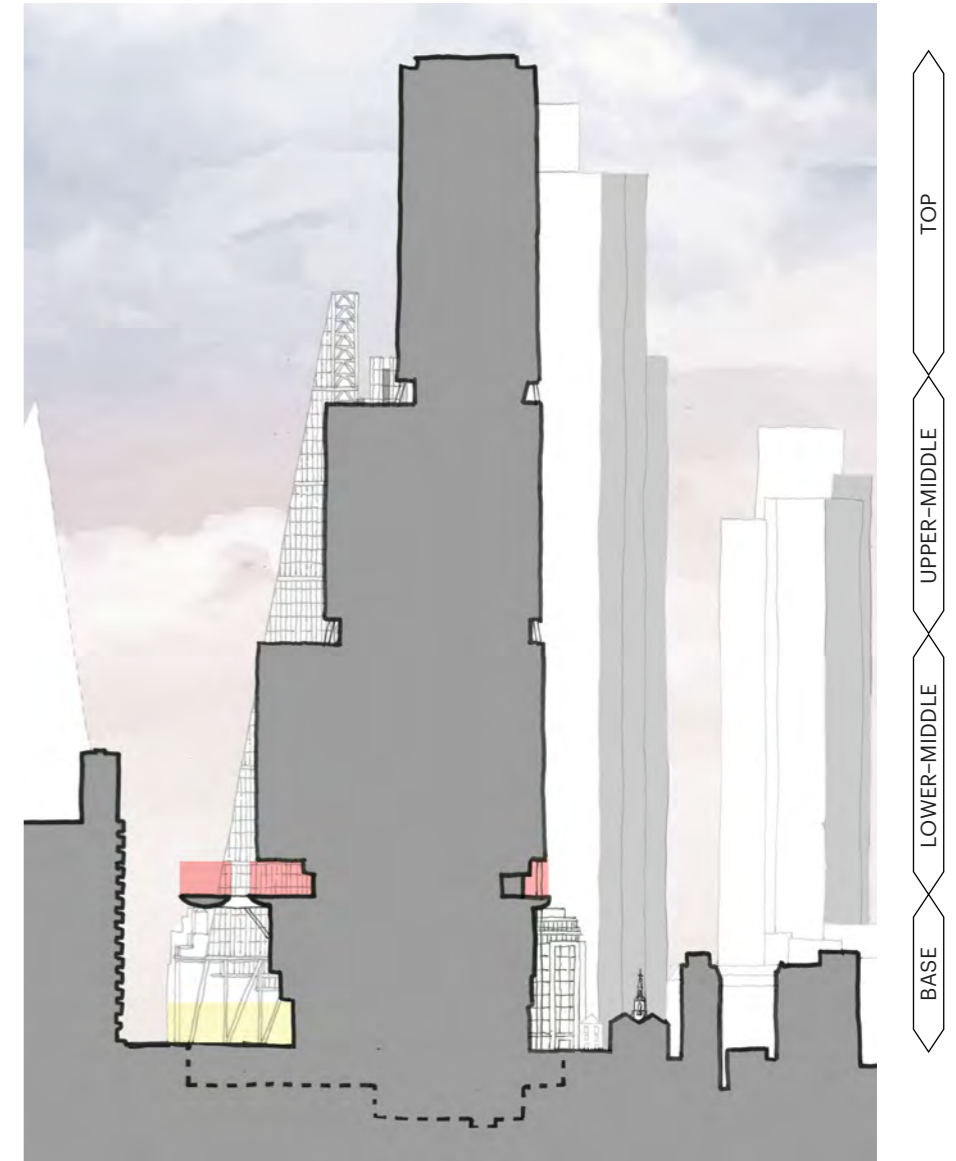
Existing

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

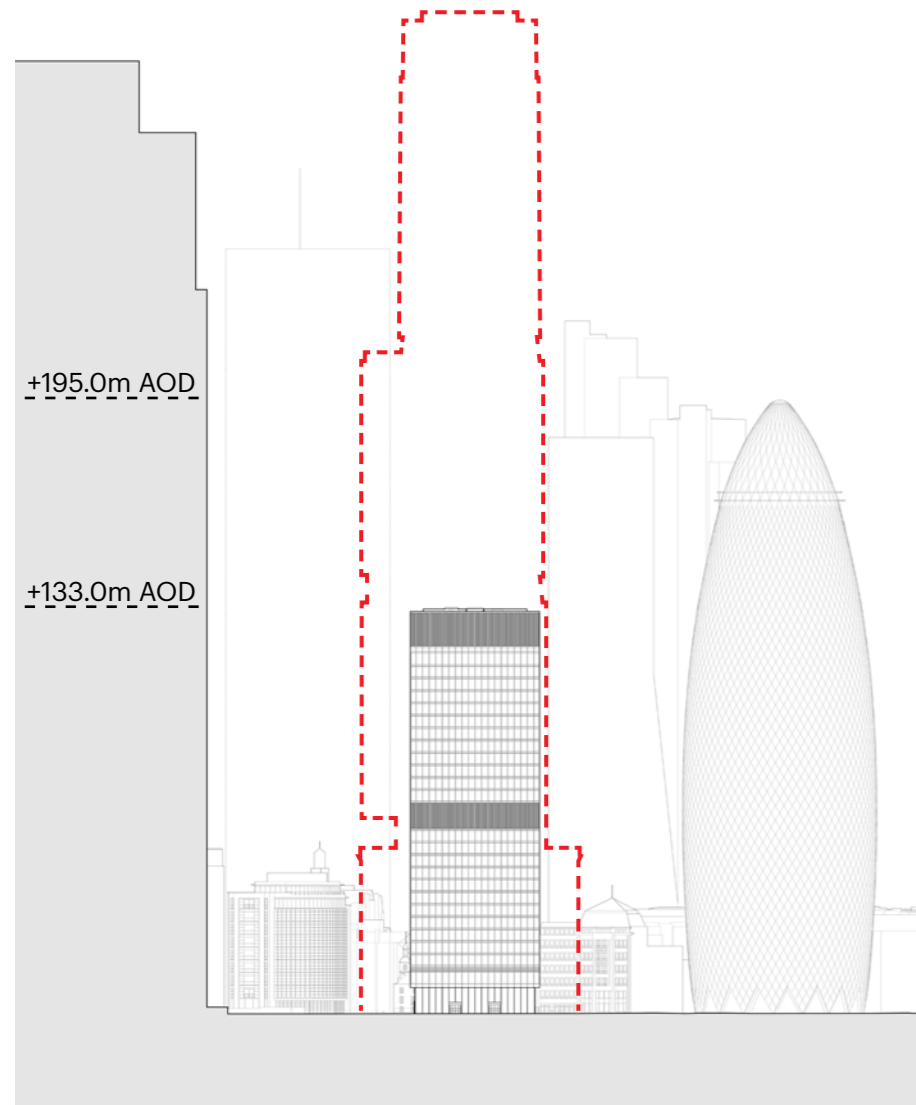
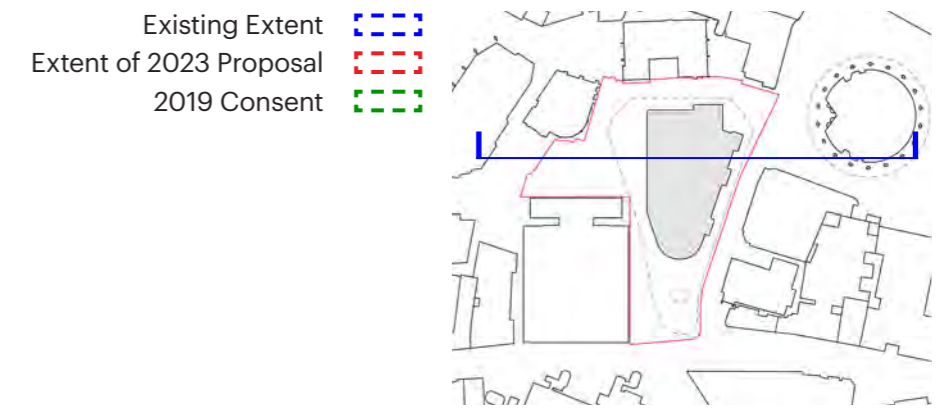


2023 Application

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

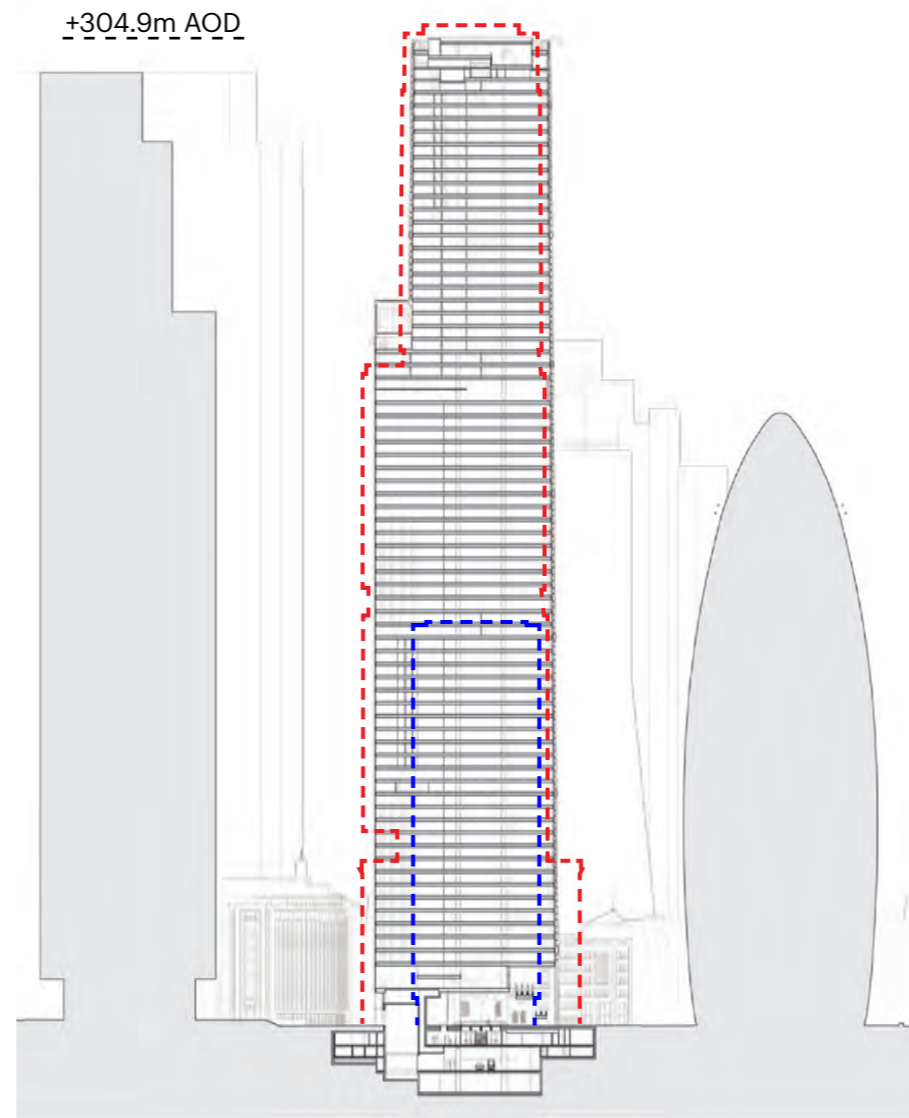
2.4 Sections

2.4.3 East-West



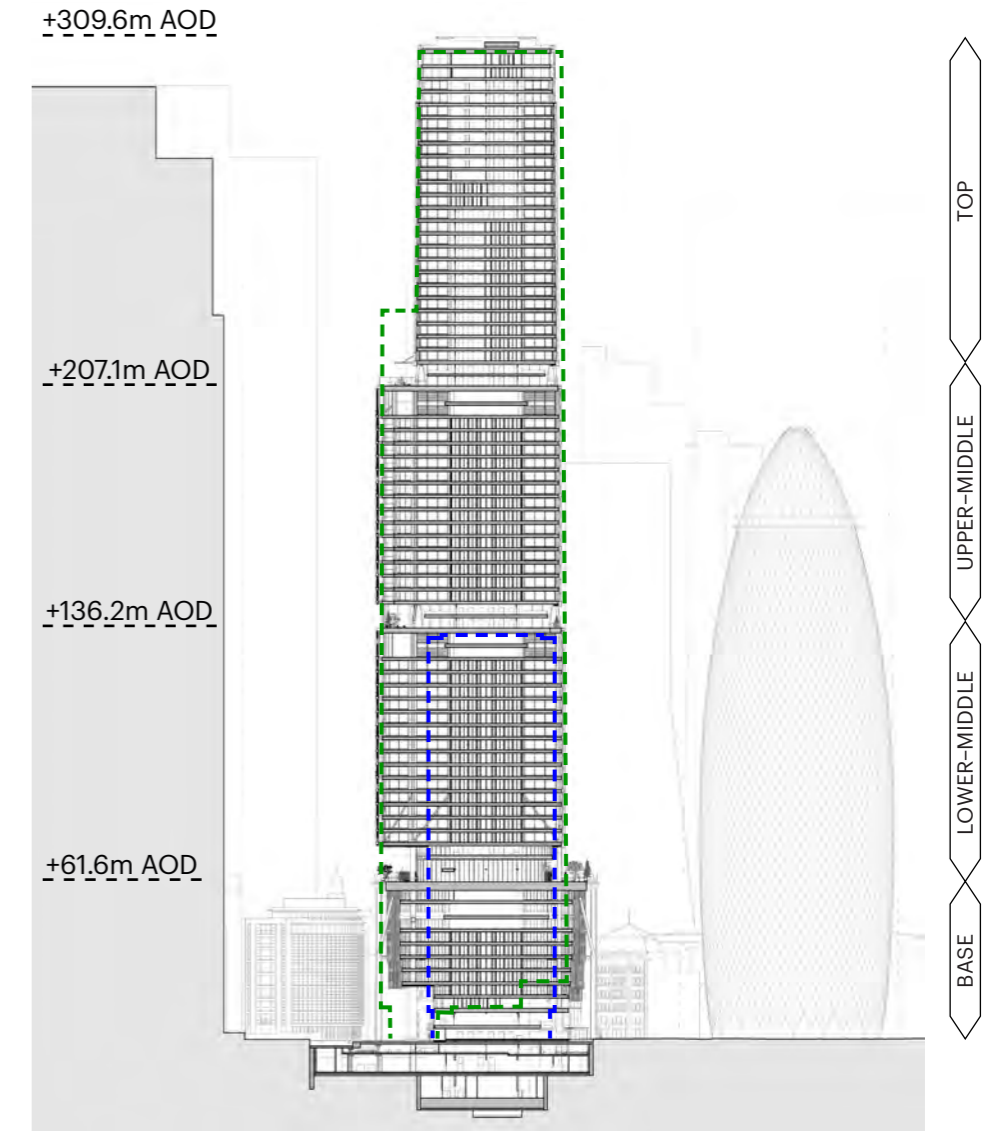
Existing

- Existing sections not submitted
- Aviva Building provides visual link from St Helen's Square to St Helen's Church Bishopsgate through glazed lobby.



2019 Consent

- Undercroft provides additional public realm and improves connections between St Helen's Church Bishopsgate and St Helen's Square.
- Undercroft reinstates the historic link between St Helen's Church Bishopsgate and St Andrew Undershaft Church.

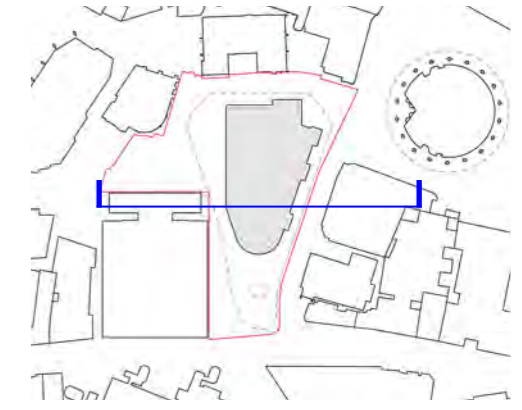


2023 Application

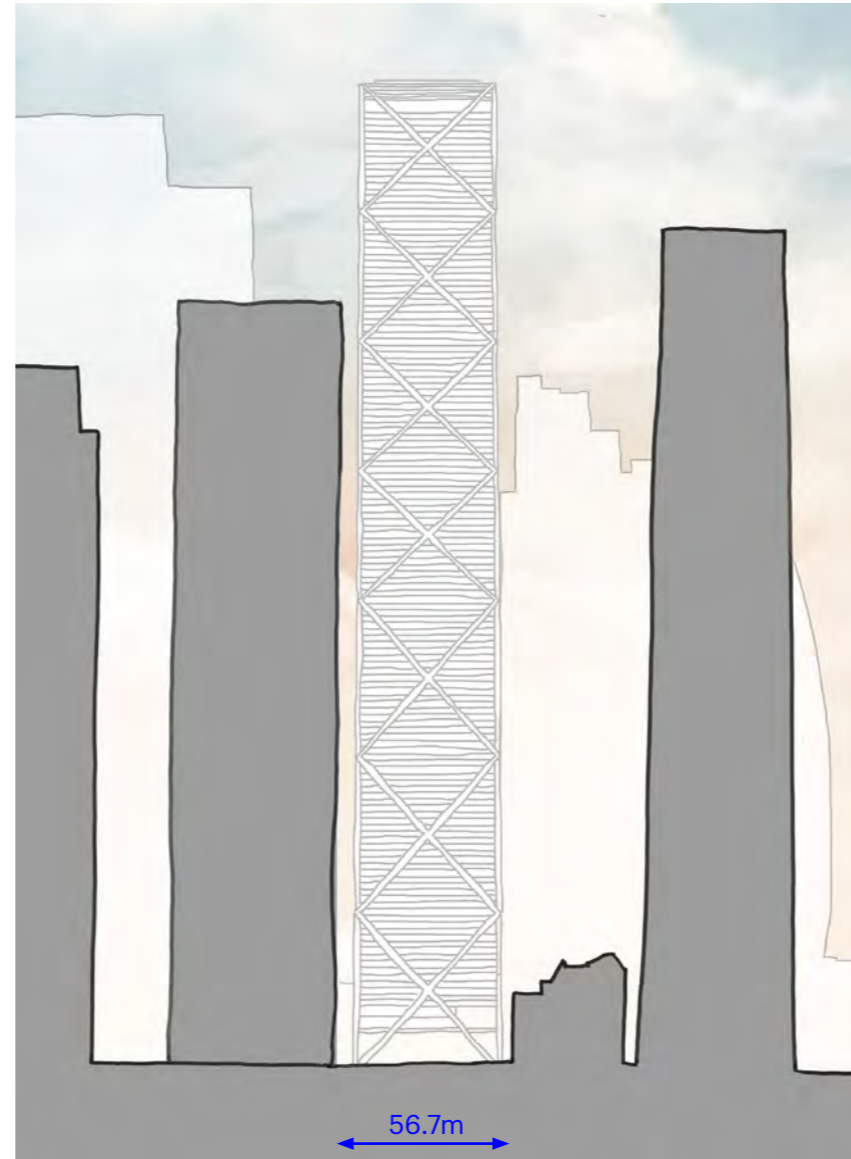
- Enlarged and relocated footprint severs links between St Helen's Square / Leadenhall Plaza and St Helen's Church Bishopsgate / The Gherkin.

2.4 Sections

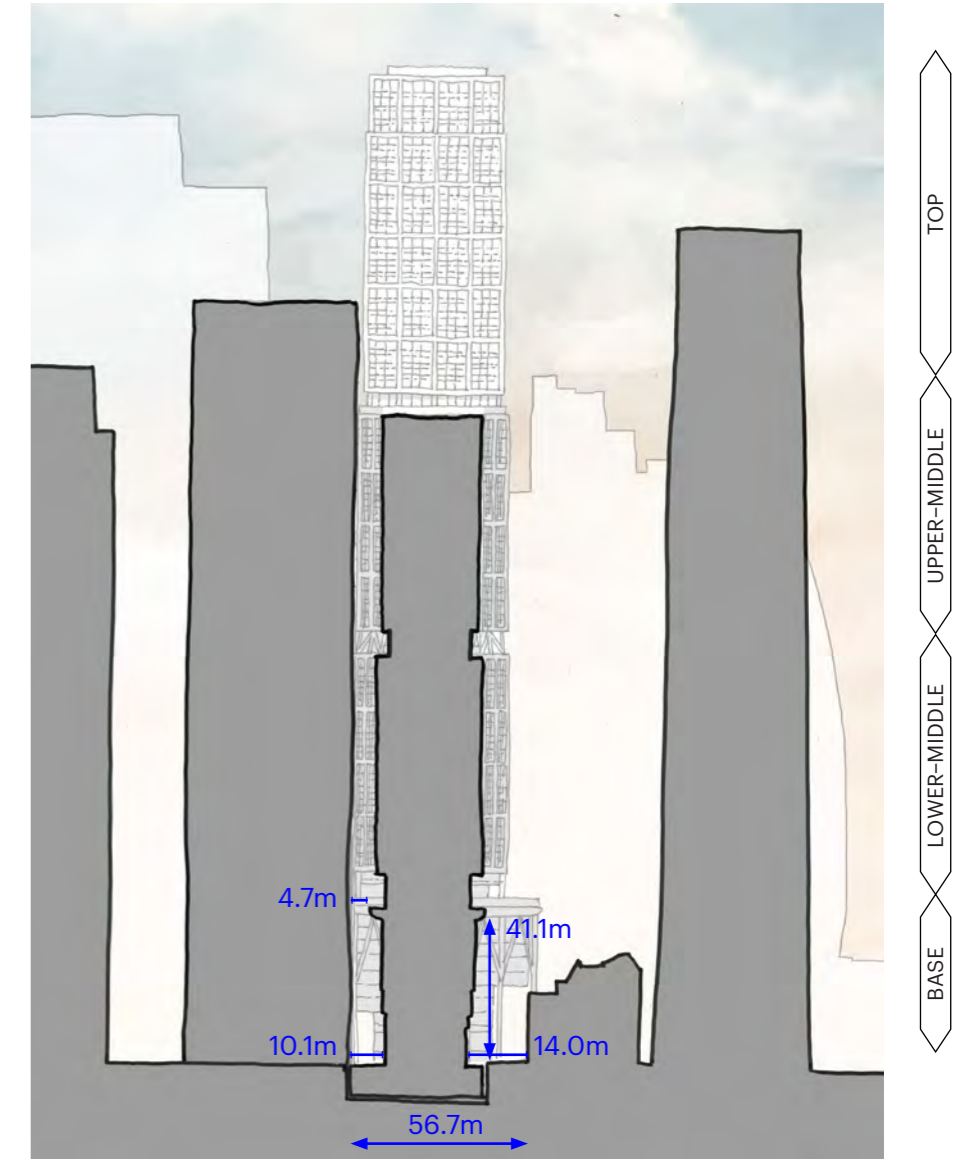
2.4.4 East-West Relationship with St Helen's Square



Existing



2019 Consent



2023 Application

- Massing of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.

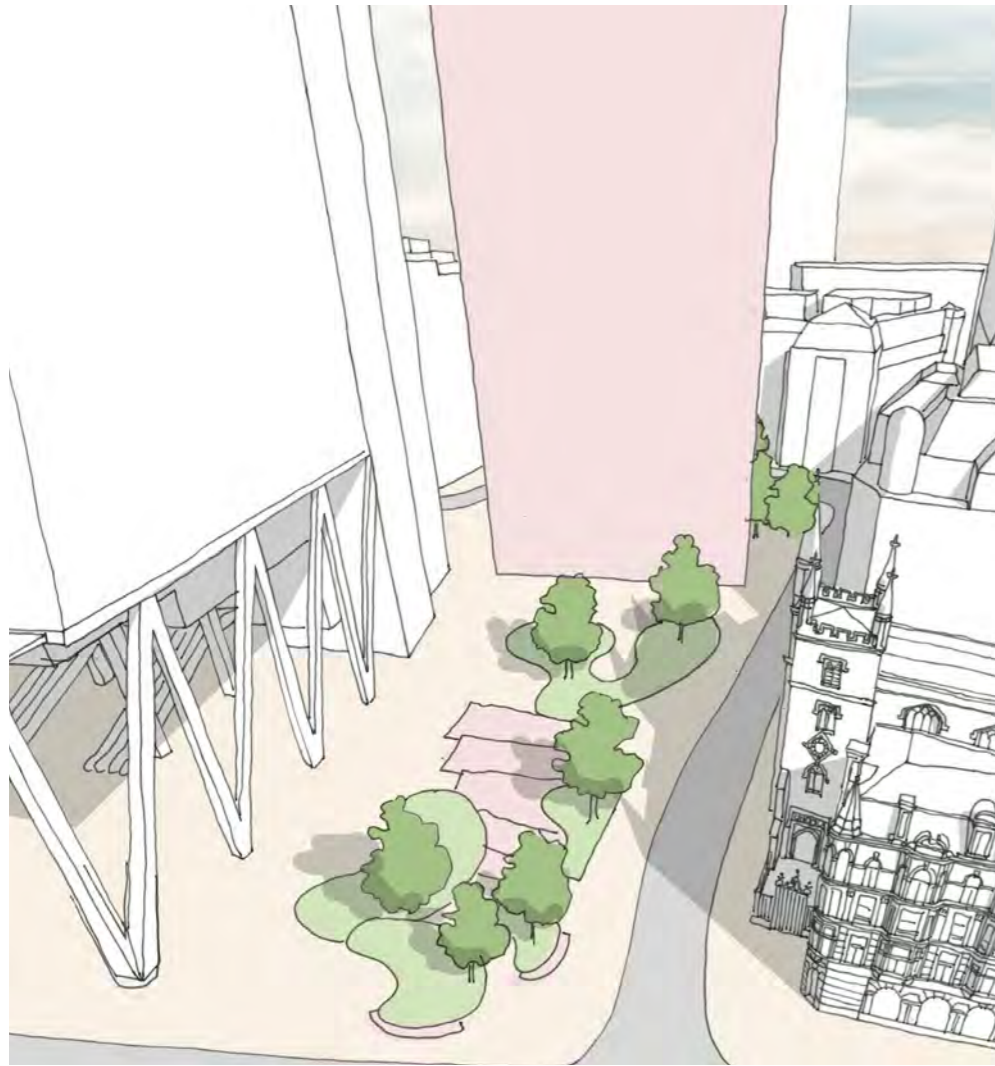
- All of St Helen's Square retained and open to the sky, inviting pedestrians into an enhanced civic space with improved connectivity.
- The Undercroft of the 2019 scheme provides 1,635 m² additional public realm and improves connections between St Helen's Square / Leadenhall Plaza and St Helen's Church / 30 St Mary Axe.
- Lower ground plaza creates 496m² additional public realm, activated by 1,543 m² of restaurants and shops.

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.0 Architectural Analysis

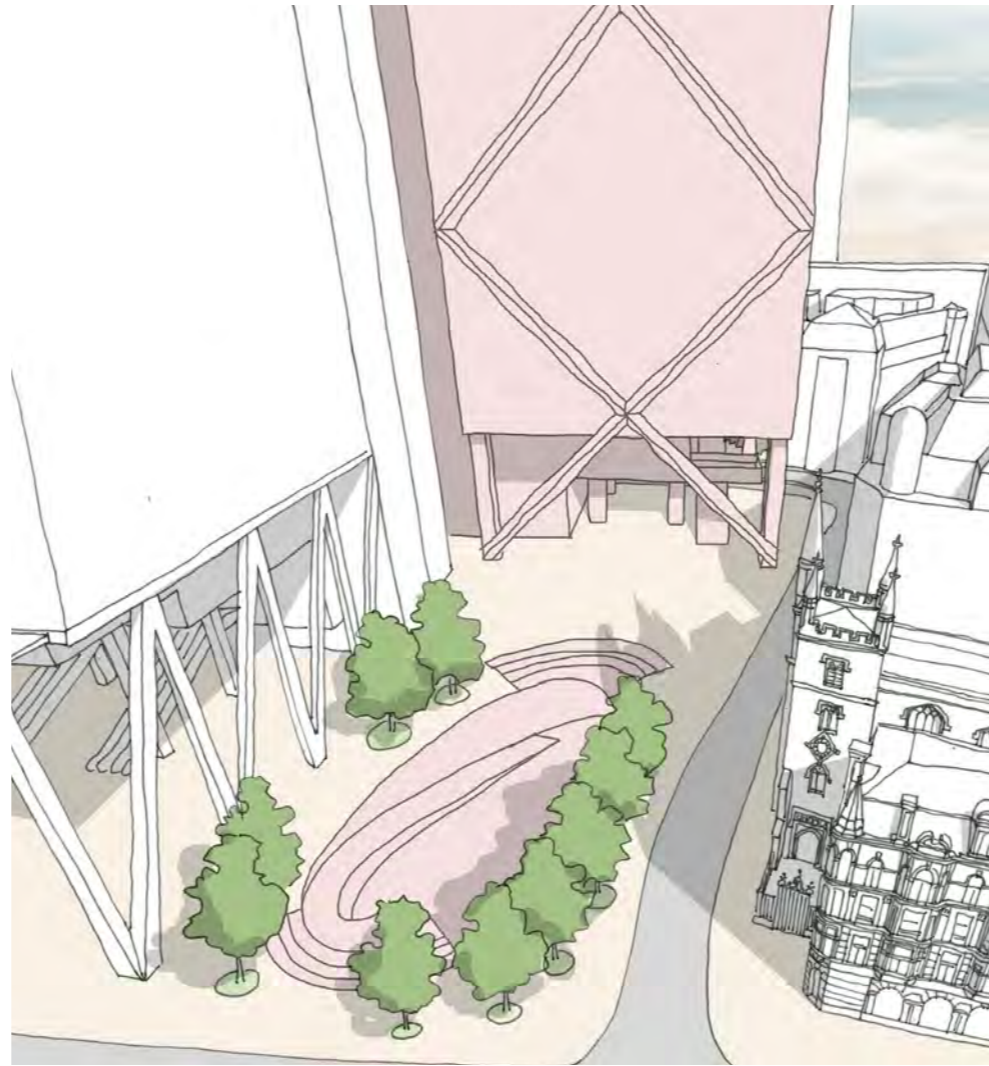
3.1 Relationship with St Helen's Square

Aerial perspective sketches looking north across St Helen's Square.



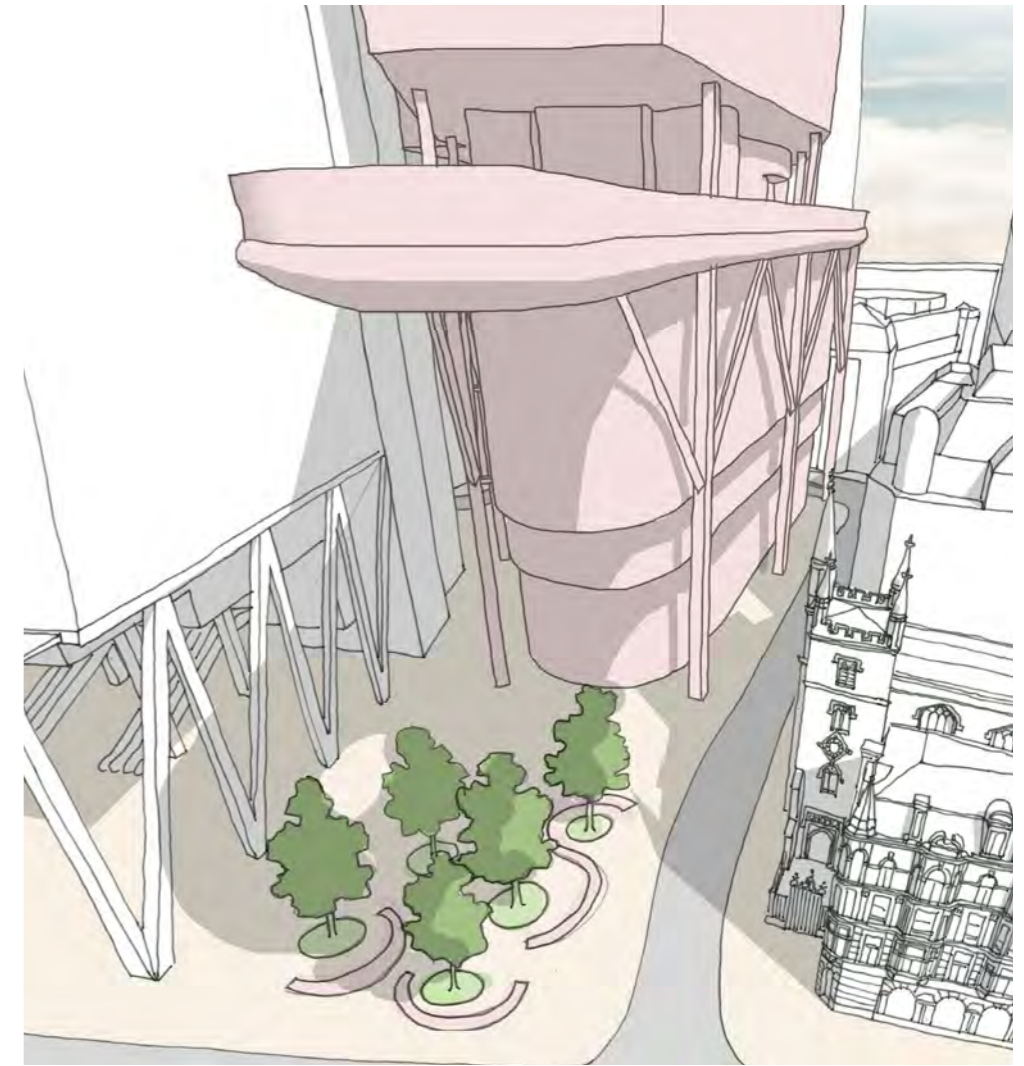
Existing

- Upper floorplate of Aviva building is entirely to the north of St Helen's Square, causing no overshadowing or reduction of visible sky from street level.



2019 Consent

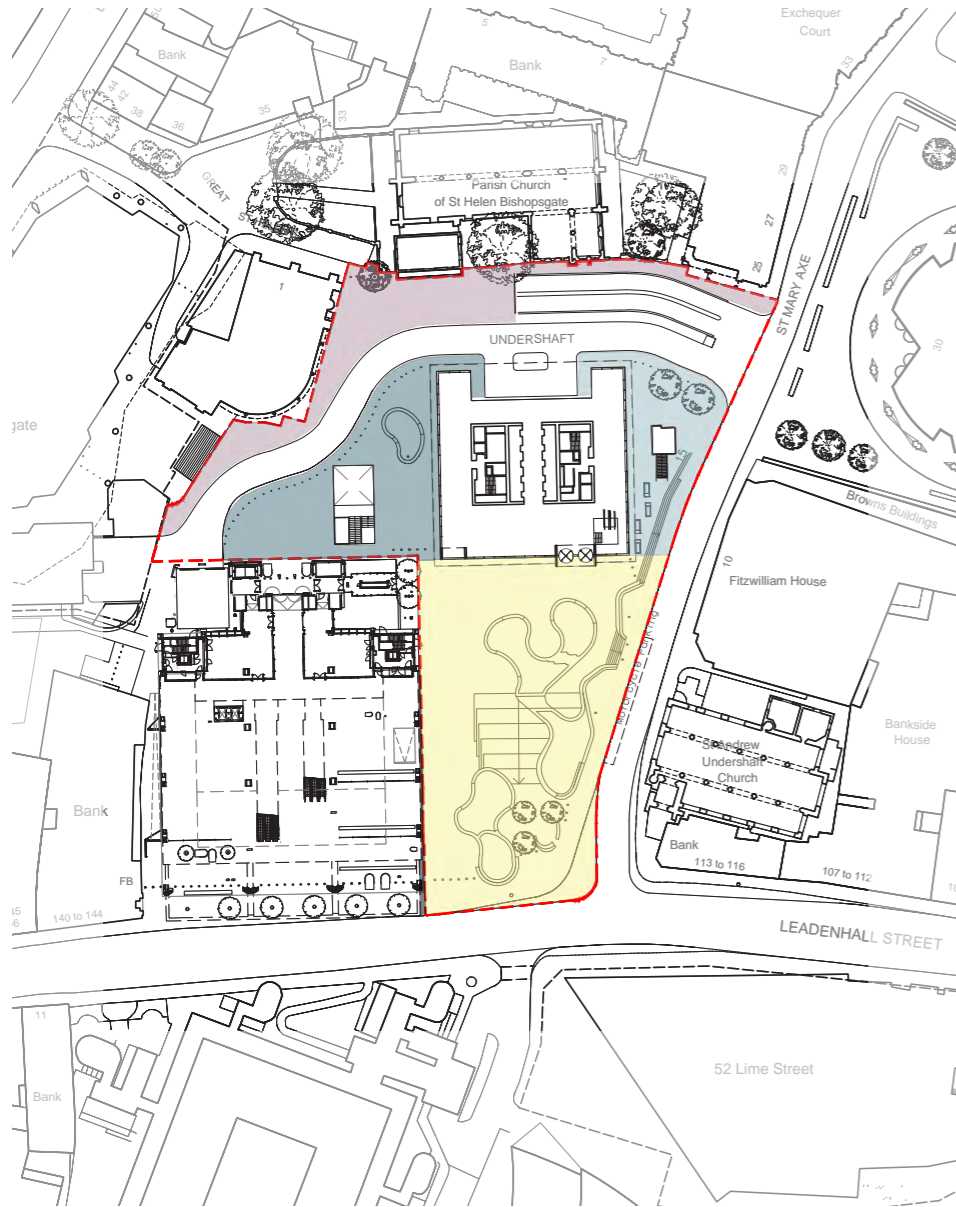
- Increased floorplate is entirely to the north of St Helen's Square, causing no additional overshadowing or reduction of visible sky from street level.
- By lifting upward to create a generous undercroft, the base integrates well with the street frontage of adjacent buildings and reveals the connection between St Helen's Church / Square, and St Andrew Undershaft Church, enhancing the pedestrian experience of the public realm in the heart of the City Cluster (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).



2023 Application

- Increased floorplate and projecting podium garden significantly encroaches into and overshadows St Helen's Square, reducing areas of visible sky from street level.
- The base of the building fails to adequately frame the public realm and streetscape. The significant reduction in size of St Helen's Square and overshadowing by the projecting podium and middle massing cause significant harm to the quality of public realm and pedestrian experience (*contrary to London Plan Policy D9, and paragraph 3.9.8 advice on the design of the base of tall buildings*).

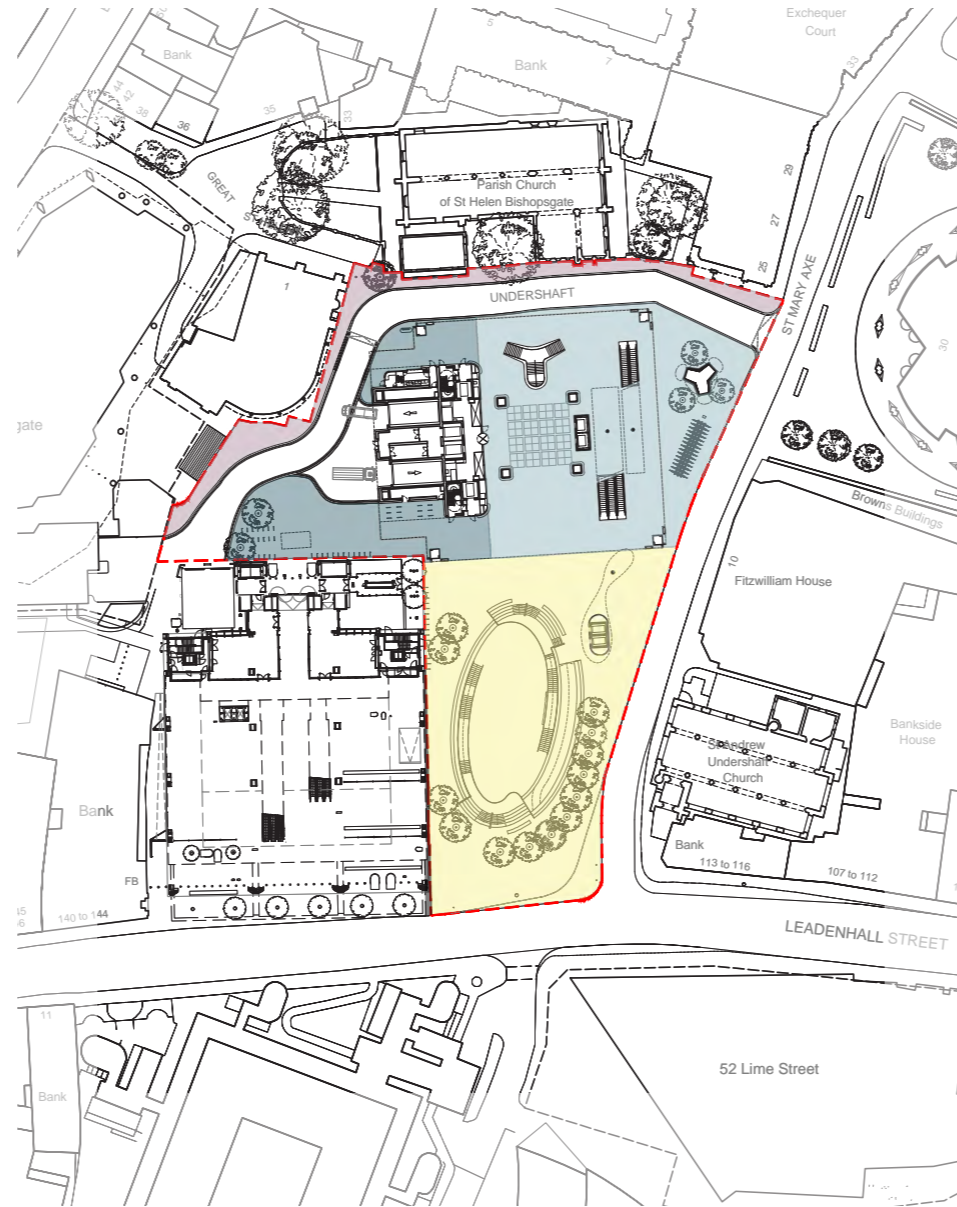
3.2 Street Level Public Open Spaces: Characterisation & Size



Existing

Total public realm: 4,505 m²

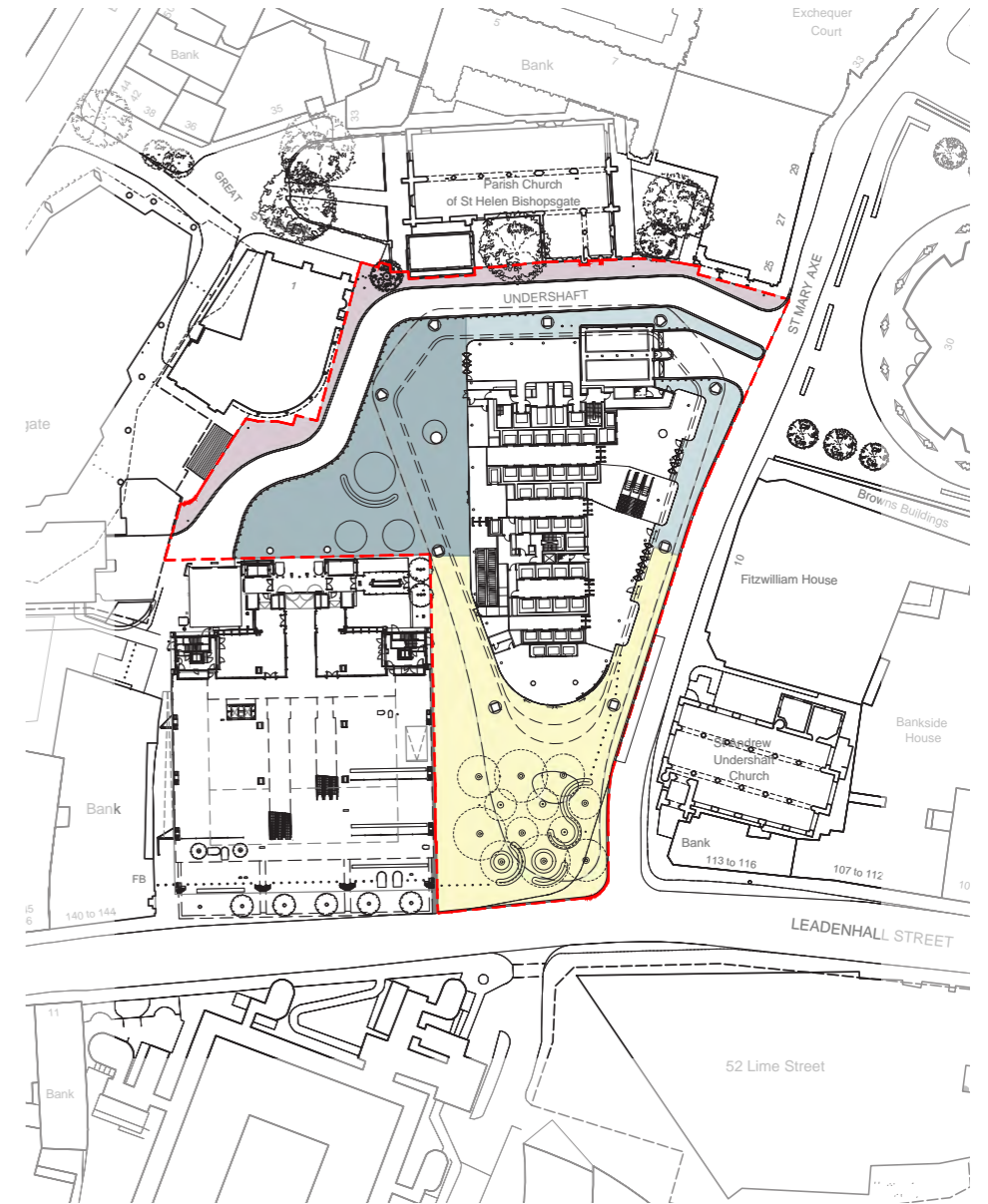
- St Helen's Square: 2,433 m²
- Undershaft West: 850 m²
- Undershaft East: 505 m²
- Undershaft North: 717 m²



2019 Consent

Total public realm: 5,361 m² (+856) (+19.0%)

- St Helen's Square: 2,438 m² (+5) (+0.2%)
- Undershaft West: 713 m² (-137) (-16.1%)
- Undershaft East: 1,818 m² (+1,313) (+260.0%)
- Undershaft North: 392 m² (-325) (-45.3%)

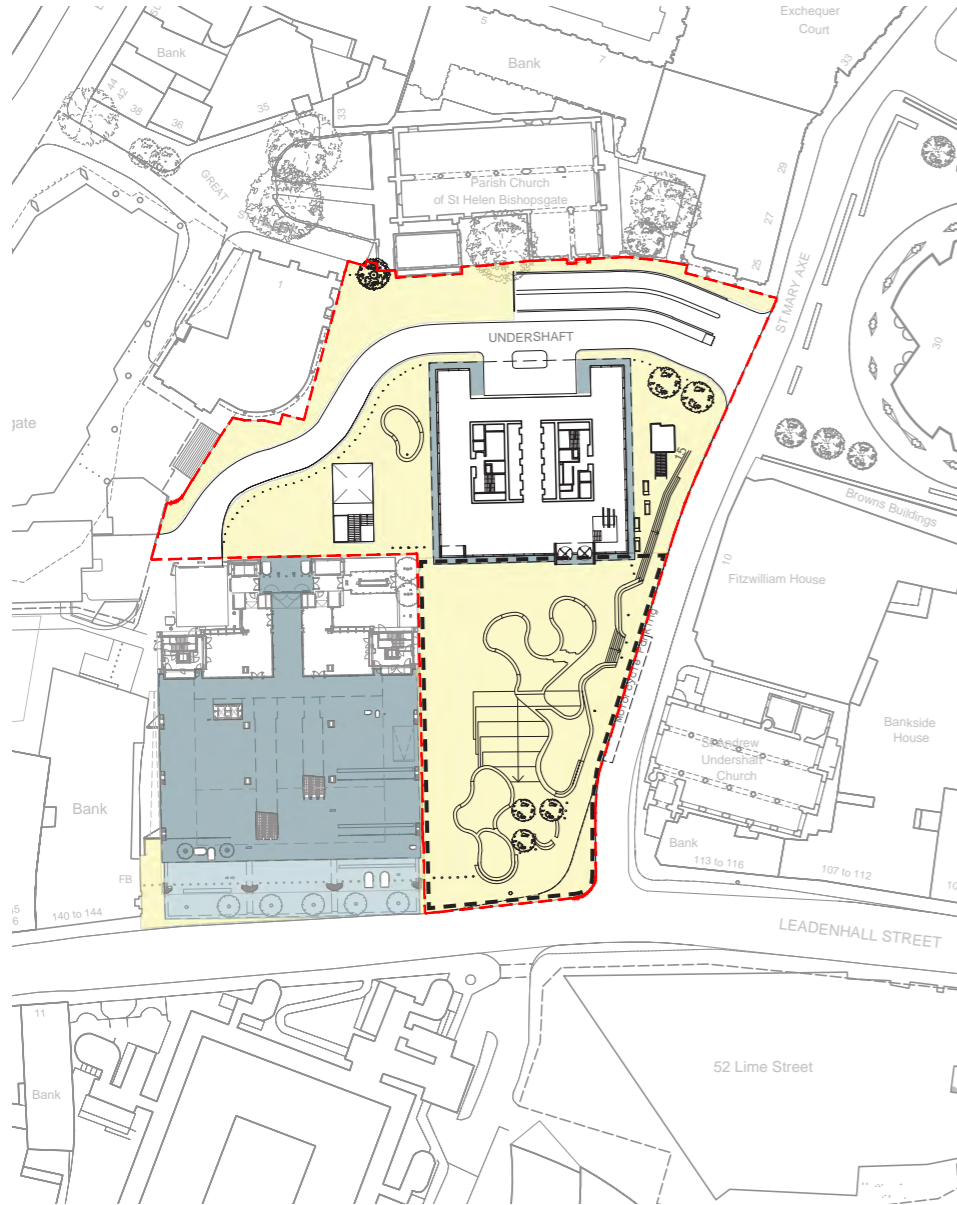


2023 Application

Total public realm: 3,770 m² (-735) (-16.3%)

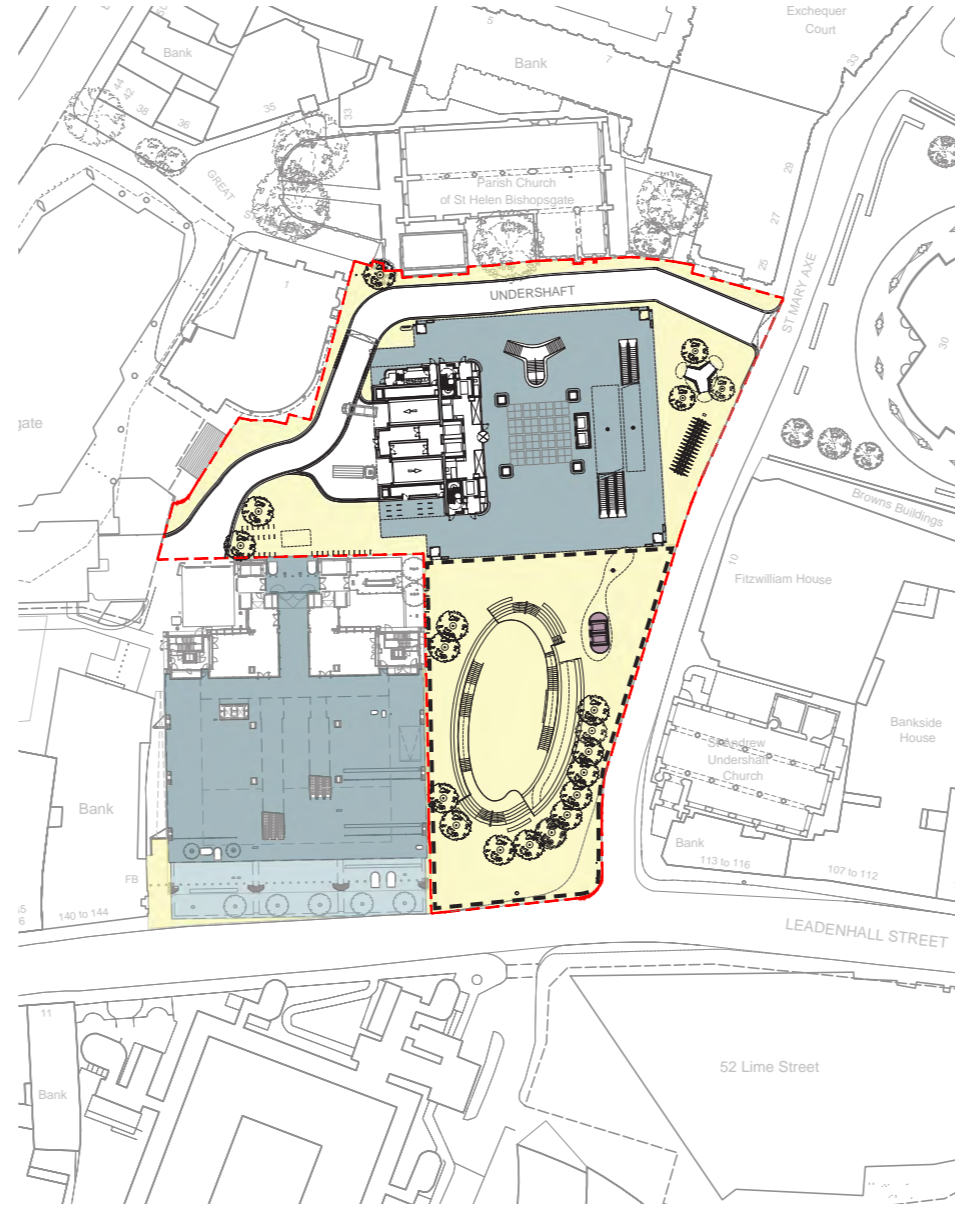
- St Helen's Square: 1,723 m² (-710) (-29.2%)
- Undershaft West: 1,199 m² (+349) (+41.1%)
- Undershaft East: 413 m² (-92) (-18.2%)
- Undershaft North: 435 m² (-282) (-39.3%)

3.3 Street Level Public Open Spaces: Loss of Visible Sky



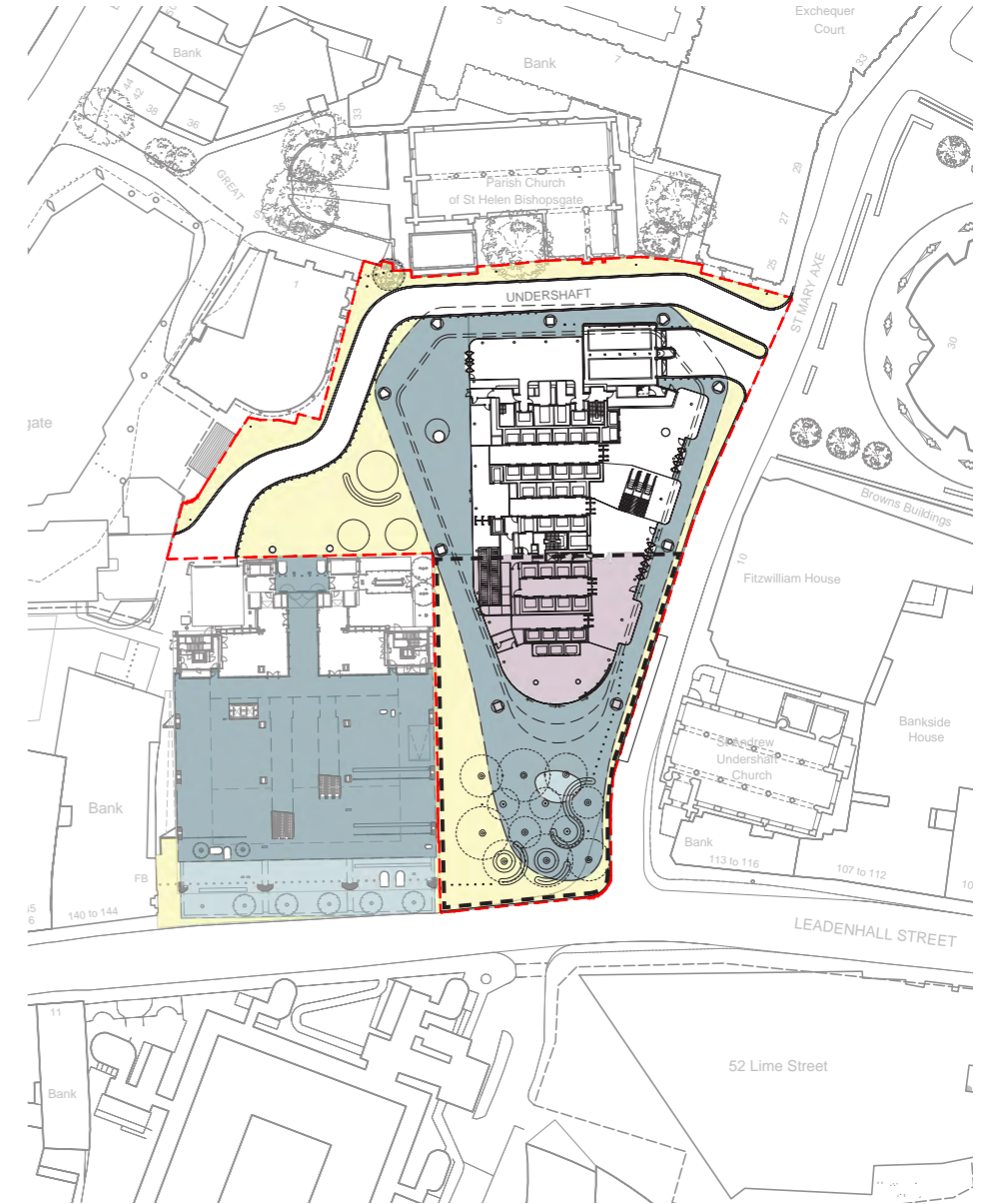
Existing

- Total public realm: 4,505 m²
- St Helen's Square public realm: 2,433 m²
of which:
- View of sky: 2,388 m²
- Sky blocked by canopy / undercroft: 45 m²



2019 Consent

- Total public realm: 5,361 m² (+856) (+19.0%)
- St Helen's Square public realm: 2,438 m² (+5)
of which:
- View of sky: 2,438 m² (+50) (+2.1%)
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 25 m² (exc. from public realm)



2023 Application

- Total public realm: 3,770 m² (-735) (-16.3%)
- St Helen's Square public realm: 1,723 m² (-710) (-29.2%)
of which:
- View of sky: 723 m² (-1,665) (-69.7%)
- View of sky through glass canopy: 40 m²
- Sky blocked by canopy / undercroft: 960 m²
- Proposed internal footprint: 721 m² (exc. from public realm)

3.4 Street Level Public Open Space: Area Analysis

The below schedule compares the existing, 2019 consent, and 2023 application in respect of the total area of public realm categorised by space, view of sky, and loss of area to the built area of the 1 Undershaft proposals.

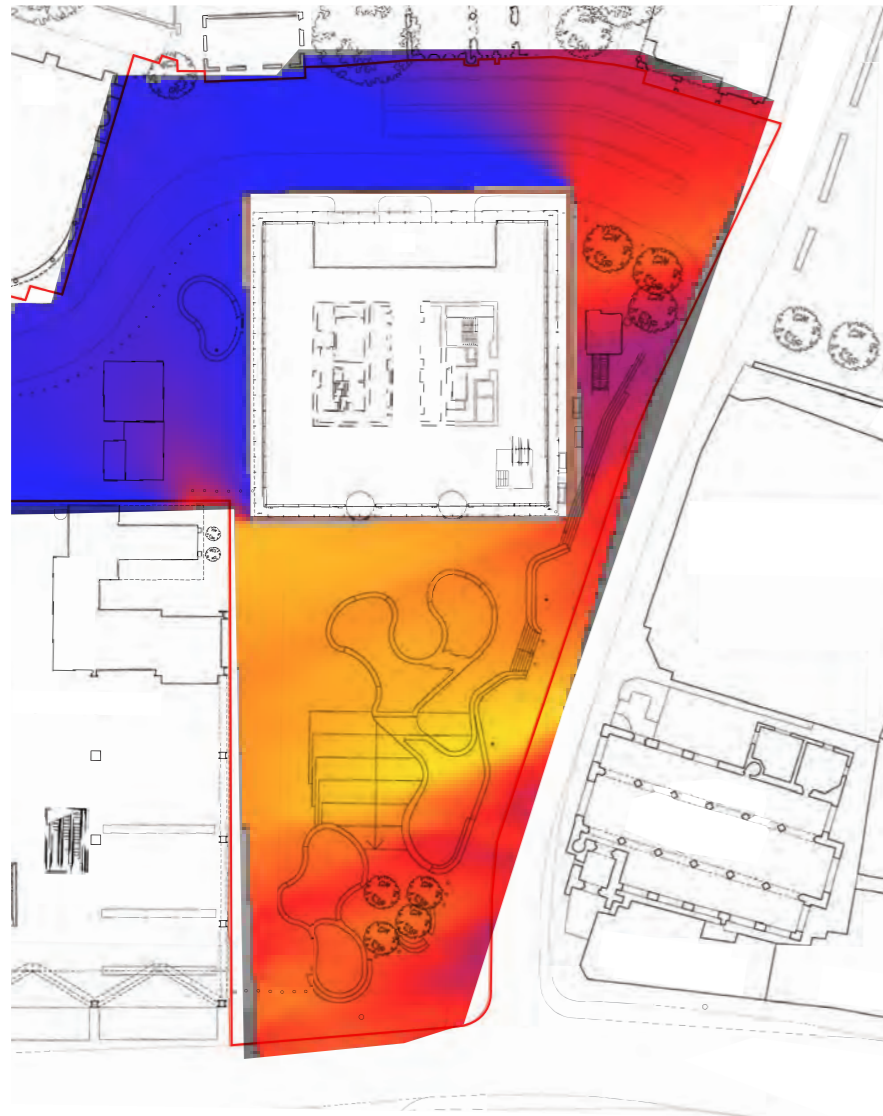
Location	Existing		2019 Consent		2023 Application					
	Area m ²	Area m ²	Variance vs existing		Area m ²	Variance vs existing		Variance vs 2016		
			m ²	%		m ²	%	m ²	%	
1 Undershaft Built Area										
Total GIA (all levels)	49,093	149,100	+100,007	+203.7%	180,366	+131,273	+267.4%	+31,266	+21.0%	
Ground floor public realm lost to GEA	-	-25	-25	-	-721	-721	-	-696	-	
Public Realm (by space)										
St Helen's Square	2,433	2,438	+5	+0.2%	1,723	-710	-29.2%	-715	-29.3%	
Undershaft West	850	713	-137	-16.1%	1,199	+349	+41.1%	+486	+68.2%	
Undershaft East	505	1,818	+1,313	+260.0%	413	-92	-18.2%	-1,405	-77.3%	
Undershaft North	717	392	-325	-45.3%	435	-282	-39.3%	+43	+11.0%	
Total	4,505	5,361	+856	+19.0%	3,770	-735	-16.3%	-1,591	-29.7%	
Public Realm (by view of sky)										
View of sky	4,325	3,726	-599	-13.8%	1,888	-2,437	-56.3%	-1,838	-49.3%	
View of sky through glass canopy	-	-	-	-	40	+40	-	+40	-	
Sky blocked by canopy / undercroft	180	1,635	+1,455	+808.3%	1,842	+1,662	+923.3%	+207	+12.7%	
Total	4,505	5,361	+856	+19.0%	3,770	-735	-16.3%	-1,591	-29.7%	
St Helens Square (by view of sky)										
View of sky	2,388	2,438	+50	+2.1%	723	-1,665	-69.7%	-1,715	-70.3%	
View of sky through glass canopy	-	-	-	-	40	+40	-	+40	-	
Sky blocked by canopy / undercroft	45	-	-45	-100.0%	960	+915	+2,033.3%	+960	-	
Total	2,433	2,438	+5	+0.2%	1,723	-710	-29.2%	-715	-29.3%	

3.5 Sunlight & Overshadowing

Total sunlight hours:

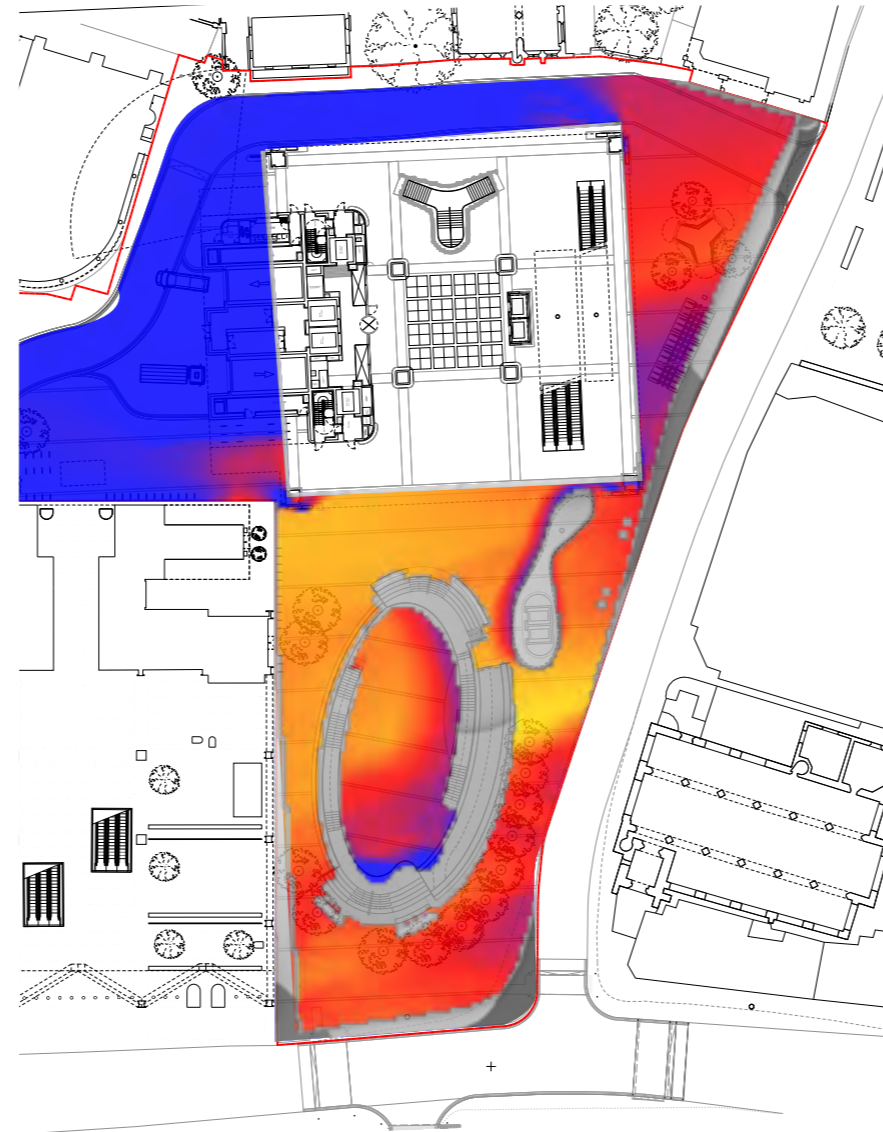


Comparison of total sunlight hours to public realm between 1 Undershaft proposals, combining information from 2023 application and post-submission consultation, with results shown at 21st June for all three proposals. The 2023 proposal will notably diminish direct sunlight to St Helen's Square, adversely affecting outdoor activities and plant growth, in contradiction with BRE guidelines emphasizing the importance of natural light for outdoor spaces' ambiance and functionality.



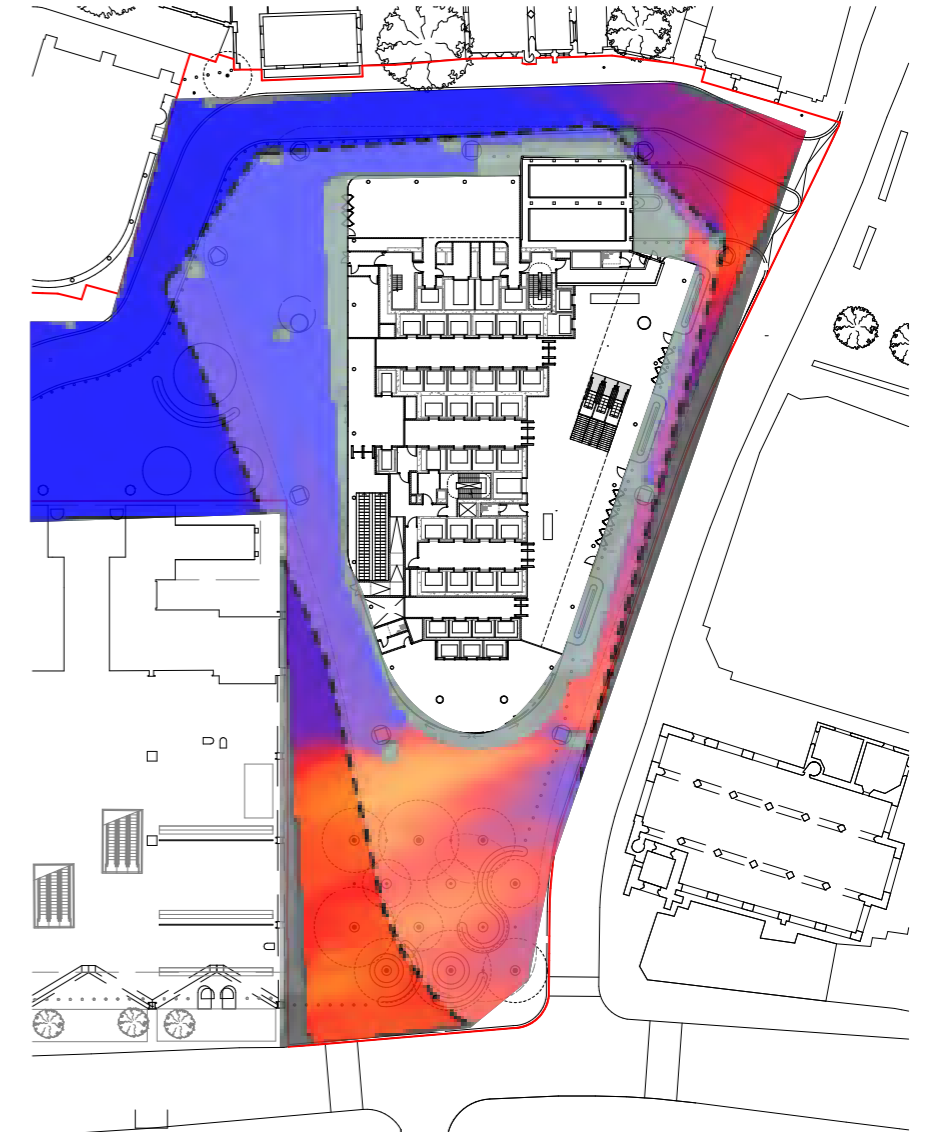
Existing

- Analysis adopted from 2023 application.
- Massing of Aviva Building is set entirely north of St Helen's Square and has little impact on sunlighting.
- The centre of the square receives 6+ hours of sunlight on June 21st, with areas of the periphery averaging 3+ hours.



2019 Consent

- Analysis adopted from GIA overshadowing assessment received 22 April 2024 as part of post-submission applicant consultation (see 1.1).
- GIA's analysis does not include the proposed undercroft which increases the street level public realm by 856m², and would benefit from a significant increase in sunlight hours compared to the existing scenario, particularly to the south and east of the undercroft.
- Parts of the square still receive 6+ hours of sunlight on June 21st, while areas of the periphery average 3+ hours.



2023 Application

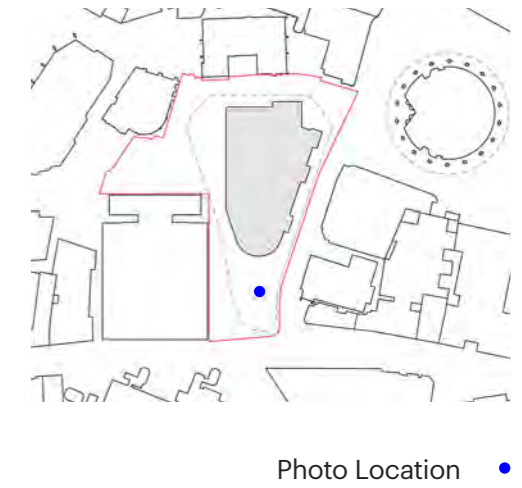
- Analysis adopted from 2023 application.
- Increased massing of the lower and middle portions of 1 Undershaft, in addition to the L11 canopy, creates significant overshadowing in St Helen's Square.
- The centre of the square receives only approximately 3 hours of sunlight on June 21st, with areas of the periphery dropping to less than 3 hours or no direct sunlight at all.
- When compared to the existing situation, there is a clear and harmful reduction to the sunlight received, resulting in a detrimental impact to the quality of amenity in the public space.

3.6 St Helen's Square: Sky View

3.6.1 with Existing Context

Existing view of sky from St Helen's Square taken on 27 March 2024, with comparative overlay of 2019 consented scheme & 2023 application, highlighting the significant loss of sky to the existing public realm in the 2023 application compared to the 2019 consent and existing scenario.

3D models of the proposed buildings have been added in the form of non-verified views taken from the purchased 3D context model (2019 consent) and information provided by the Applicant's team (2023 application). Detail has been added to the 2019 consented massing model with reference to 2D drawings included in each planning application.



Existing

- The area of St. Helen's Square measures 2,433 m², entirely exposed to the sky and elements.



2019 Consent

- All of St Helen's Square retained and open to the sky, maximizing sunlight and inviting pedestrians into an enhanced civic space with improved connectivity.



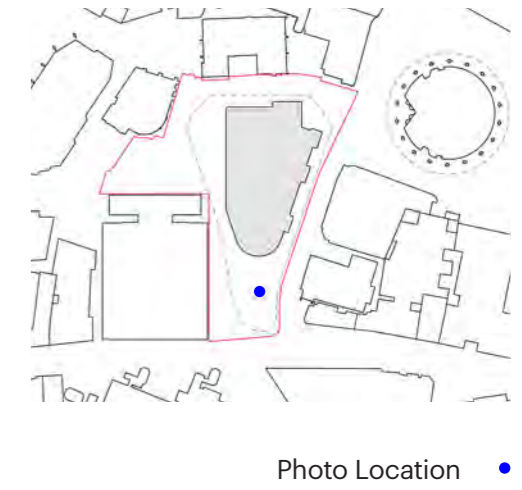
2023 Application

- The enlarged footprint intrudes into St Helen's Square, resulting in the loss of 29.2% of the Square's area (accounting for a slight realignment of the north of the square due to proposed column locations).
- Level 11 canopy covers an additional 39.5% of St Helen's Square, demoting its significance and diverting activity away from street level, while significantly harming direct sunlight levels.

3.6 St Helen's Square: Sky View

3.6.2 with Consented 100 Leadenhall Street

Views as 3.6.1, including consented massing of 100 Leadenhall Street
(Planning Application Ref. No: [18/00152/FULEIA](#)).



Existing






2019 Consent

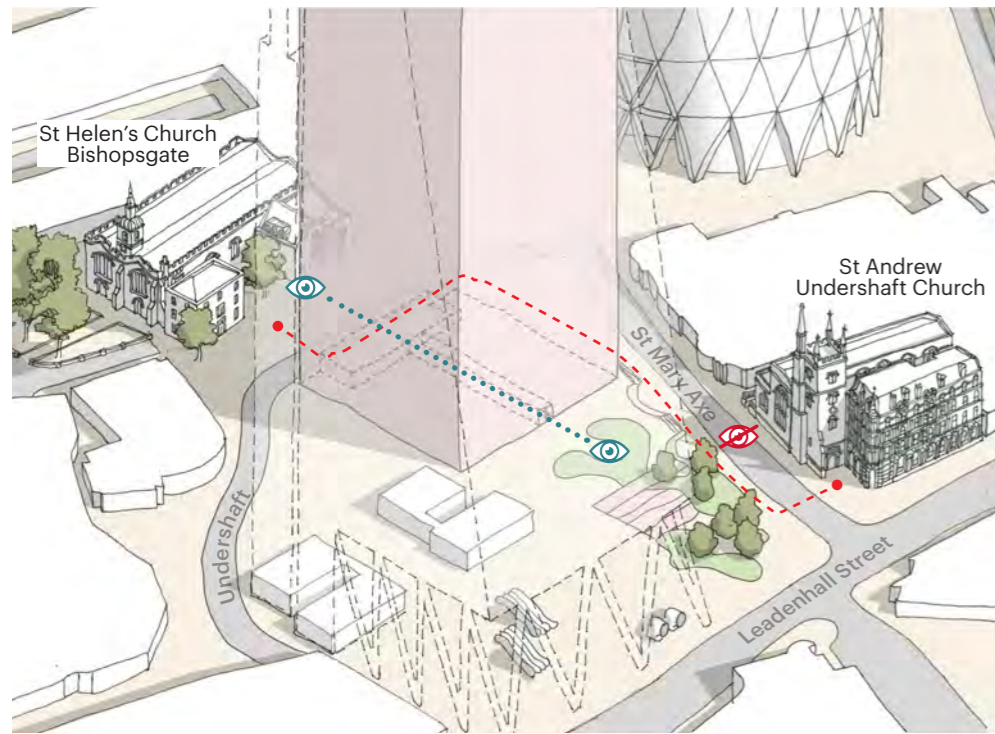


2023 Application




3.7 Loss of Link Between Historic Churches

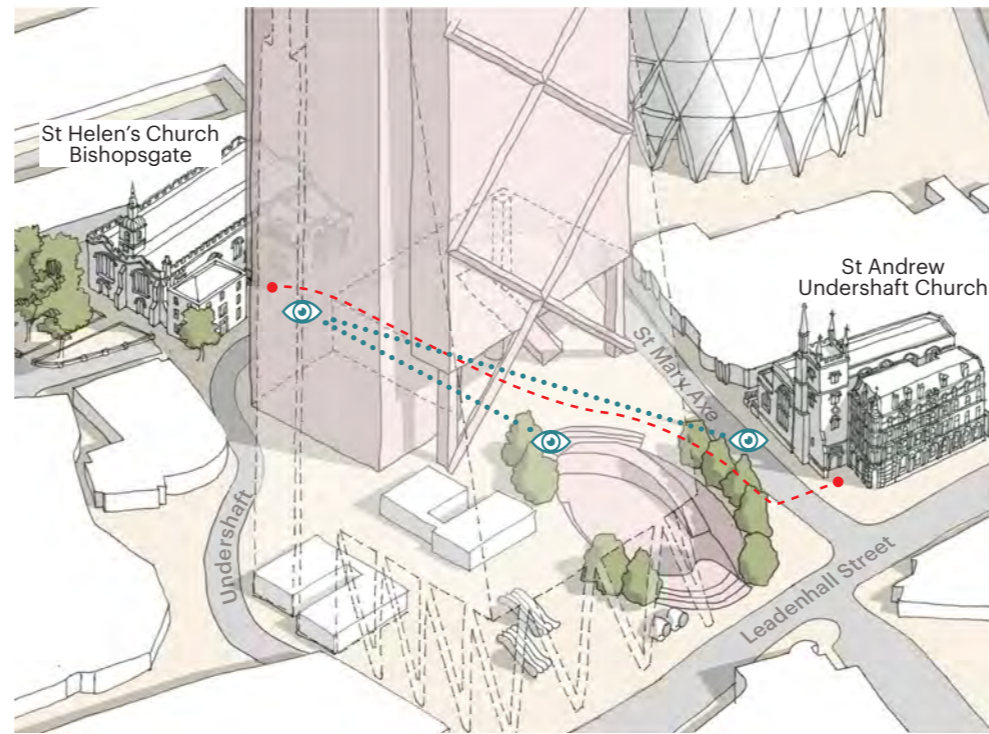
Pedestrian link between churches 
 Defined visual link 
 No visual link 

Aerial perspective sketches looking north-east across St Helen's Square, comparing physical and visual relationships across historic public realm.





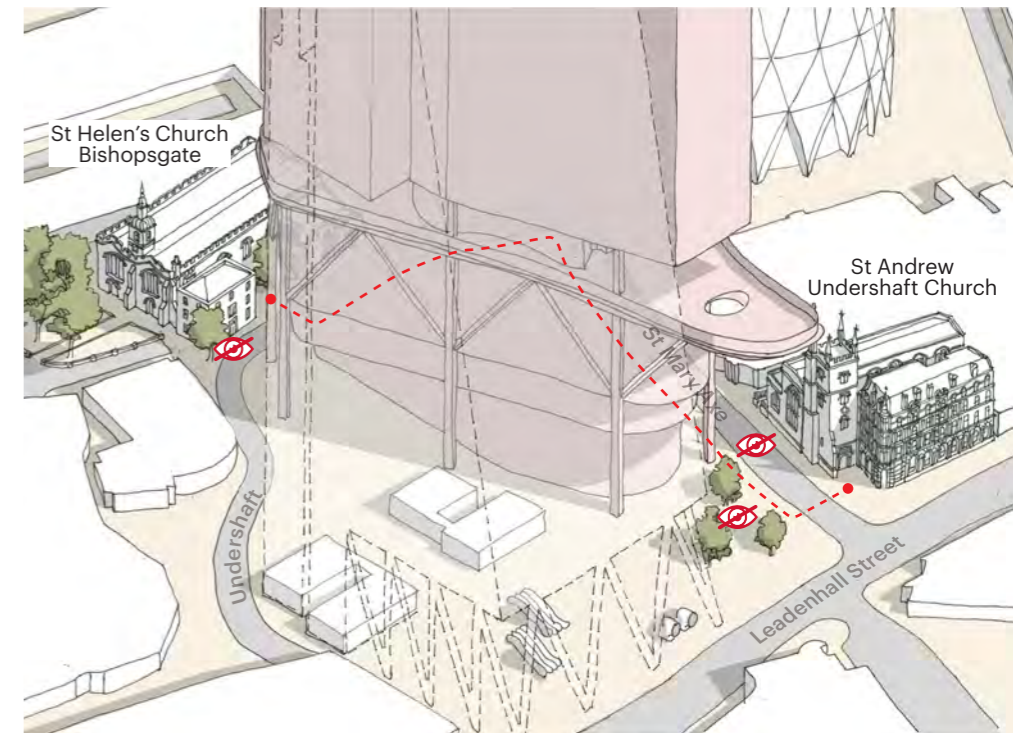
Existing

-  No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
-  No visual link between churches
-  Indirect visual link between St Helen's Church & Square through the glazed entrance lobby of 1 Undershaft






2019 Consent

-  Direct pedestrian route reinstated between churches via the public open space under 1 Undershaft
-  Direct visual link between churches & St Helen's Square through the public open space under 1 Undershaft



2023 Application

-  No direct pedestrian route between churches (access via the pavement to St Mary Axe & Undershaft)
-  No visual link between the churches
-  No visual link between St Helen's Church & Square

4.0 3D Views

4.1 Verified Views

4.1.1 Leadenhall Street / Billiter Street

Verified views taken from each planning application, and supplemented (where views were not included in applications) with purchased 3D context model (context placement and 2019 consent) and information provided by the Applicant's team (2023 application). Detail has been added to the 2019 consented massing model with reference to 2D drawings included in each planning application.



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.2 Leadenhall Street / Lloyd's Building



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model

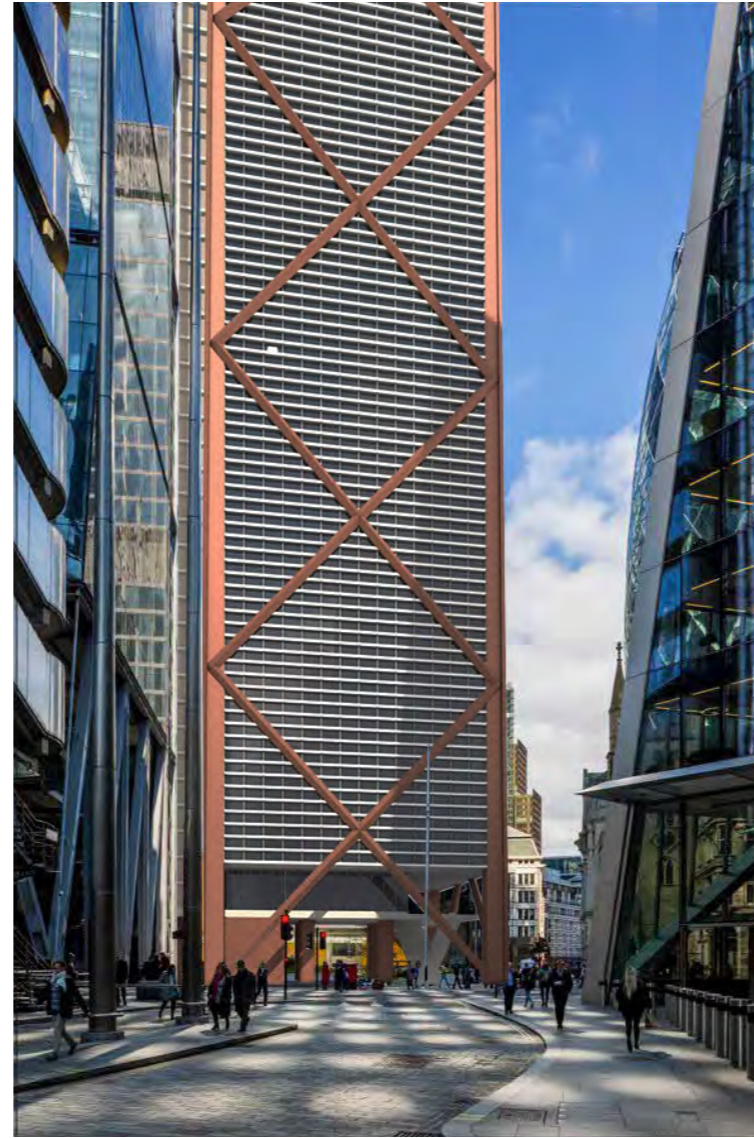


2023 Application

4.1 Verified Views
4.1.3 Lime Street / Willis Building



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.1 Verified Views

4.1.4 St Helen's Square / Leadenhall Plaza



Existing



2019 Consent

- View not included in 2019 consented application.
- Proposed undercroft and footprint of building above ground is out of the frame to the left (north) of the image.
- We have indicated where the proposed lower ground plaza is located.



2023 Application

4.1 Verified Views
4.1.5 Lime Street / Lloyds Building



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.6 Leadenhall Street / St Mary Axe



Existing



2019 Consent

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model



2023 Application

4.1 Verified Views
4.1.7 St Mary Axe / The Gherkin



Existing



2019 Consent



2023 Application

4.1 Verified Views
4.1.8 Undershaft / St Helen's Church Bishopsgate



Existing



2019 Consent



2023 Application

- View not included in 2019 consented application.
- Consented proposals overlaid on existing view for comparison (not verified) using purchased context model

4.2 Non-Verified Views

4.2.1 St Helen's Square

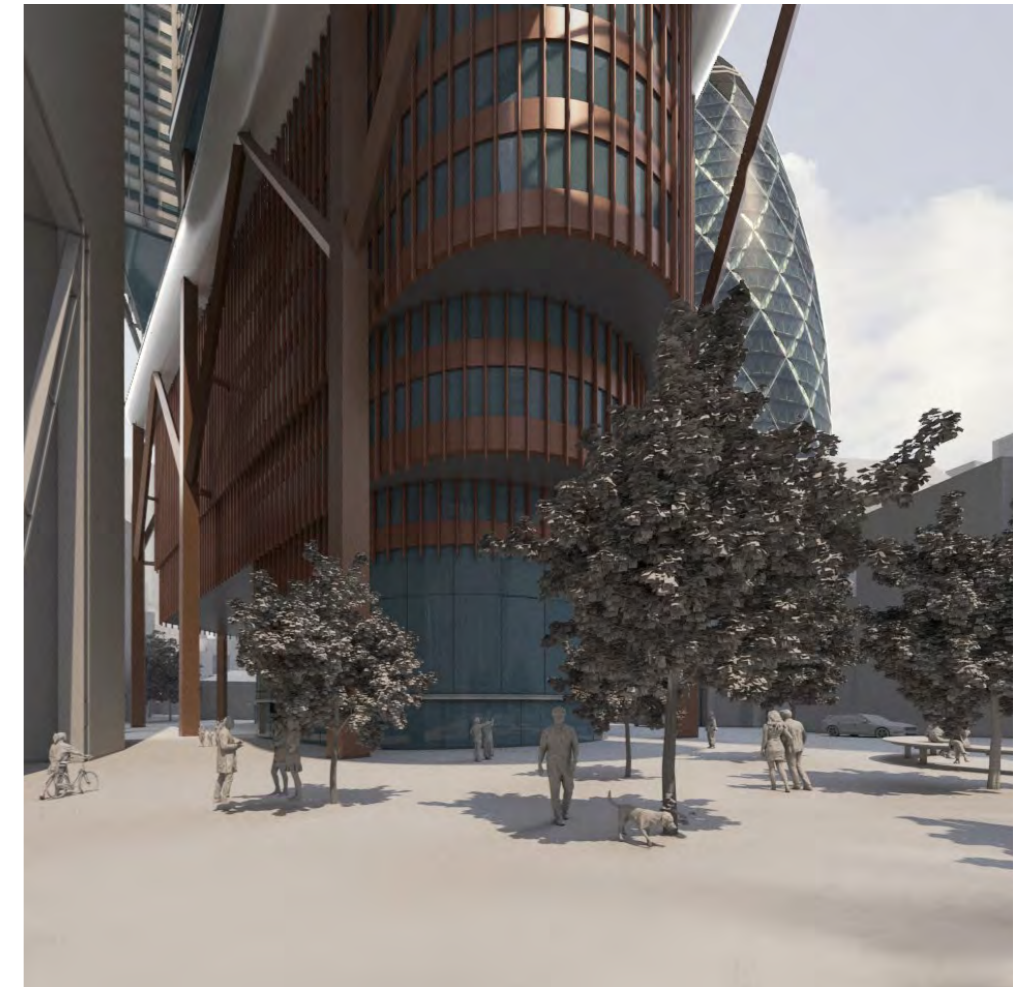
Non-verified views produced using purchased 3D context model (context placement and 2019 consent) and information provided by the Applicant's team (2023 application). Where required, we have modelled various elements (2019 consent, landscaping) in more detail with reference to 2D drawings included in each planning application.



Existing

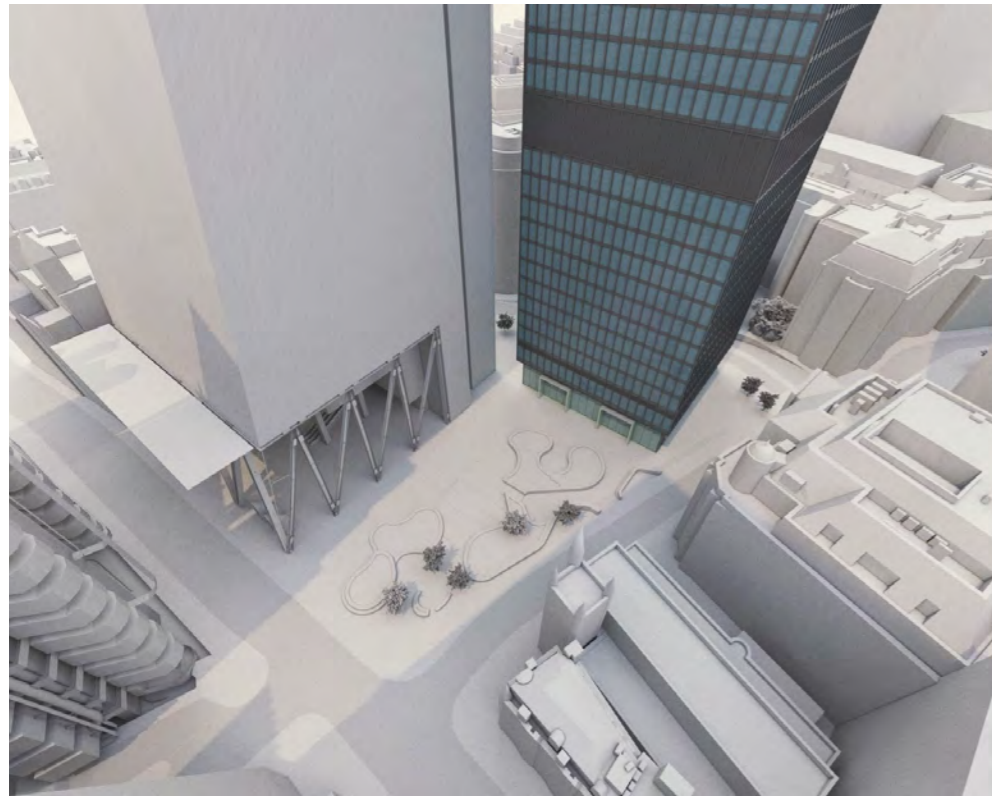


2019 Consent

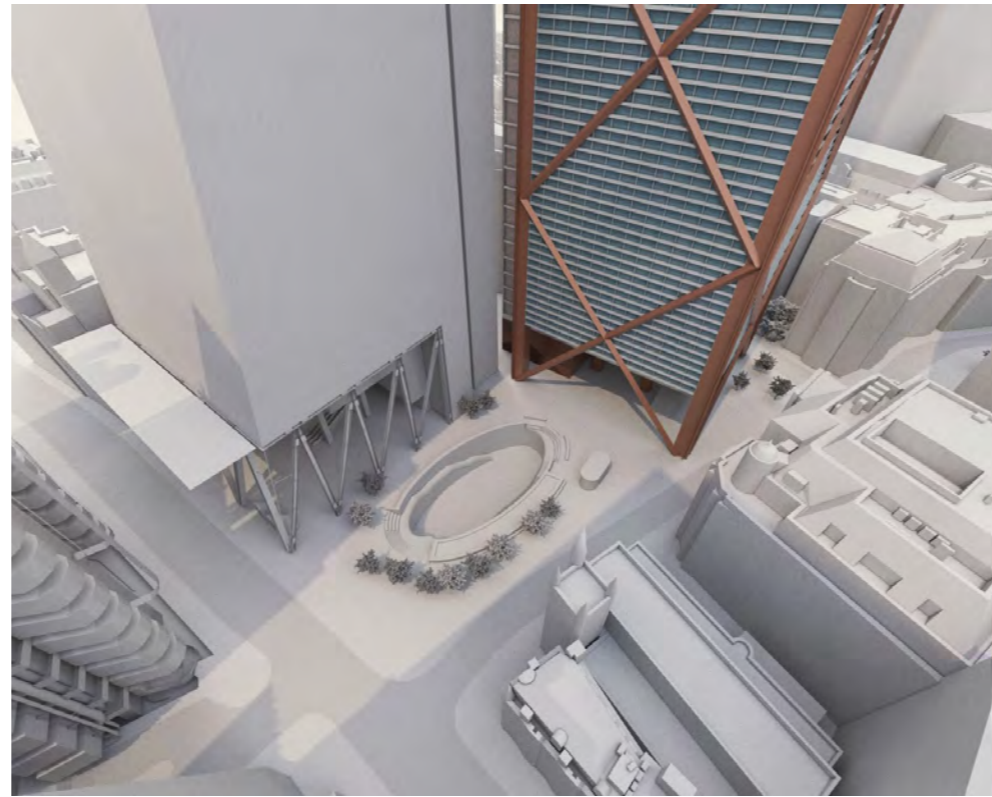


2023 Application

4.2 Non-Verified Views
4.2.2 St Helen's Square



Existing



2019 Consent

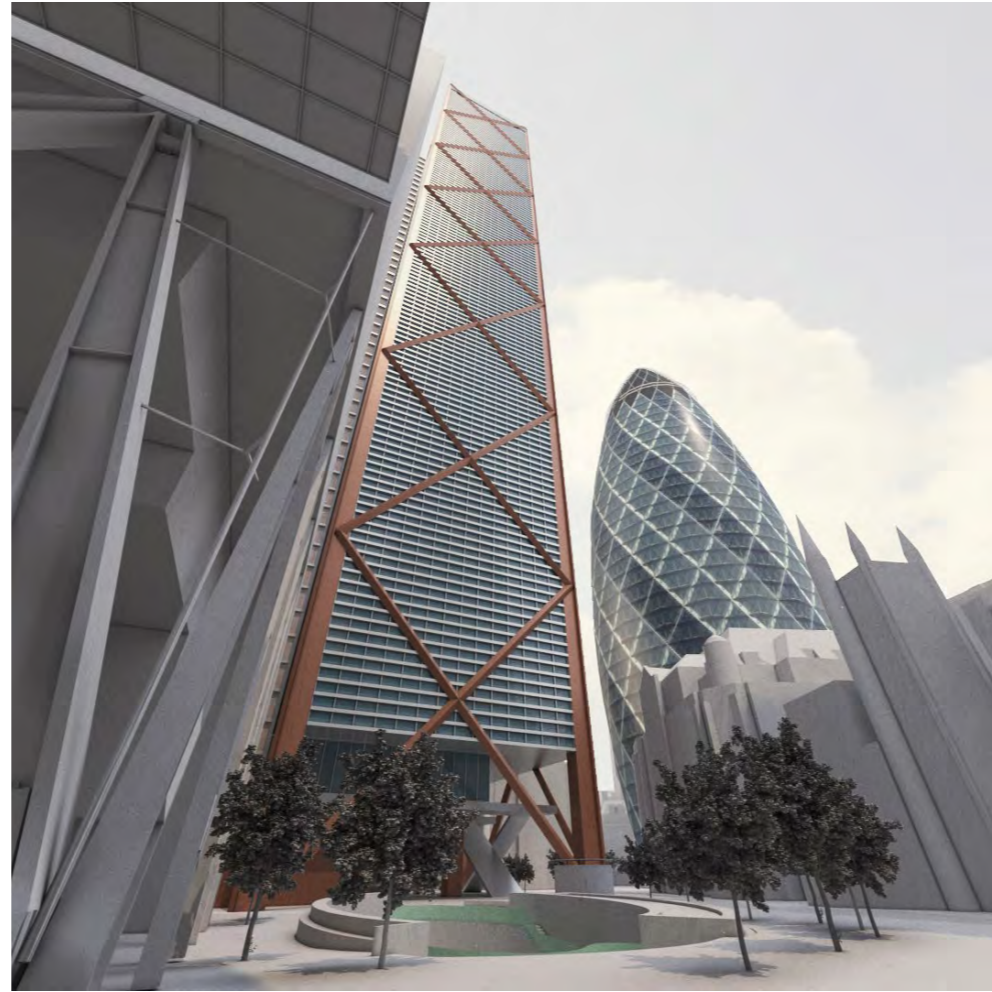


2023 Application

4.2 Non-Verified Views
4.2.3 St Helen's Square



Existing



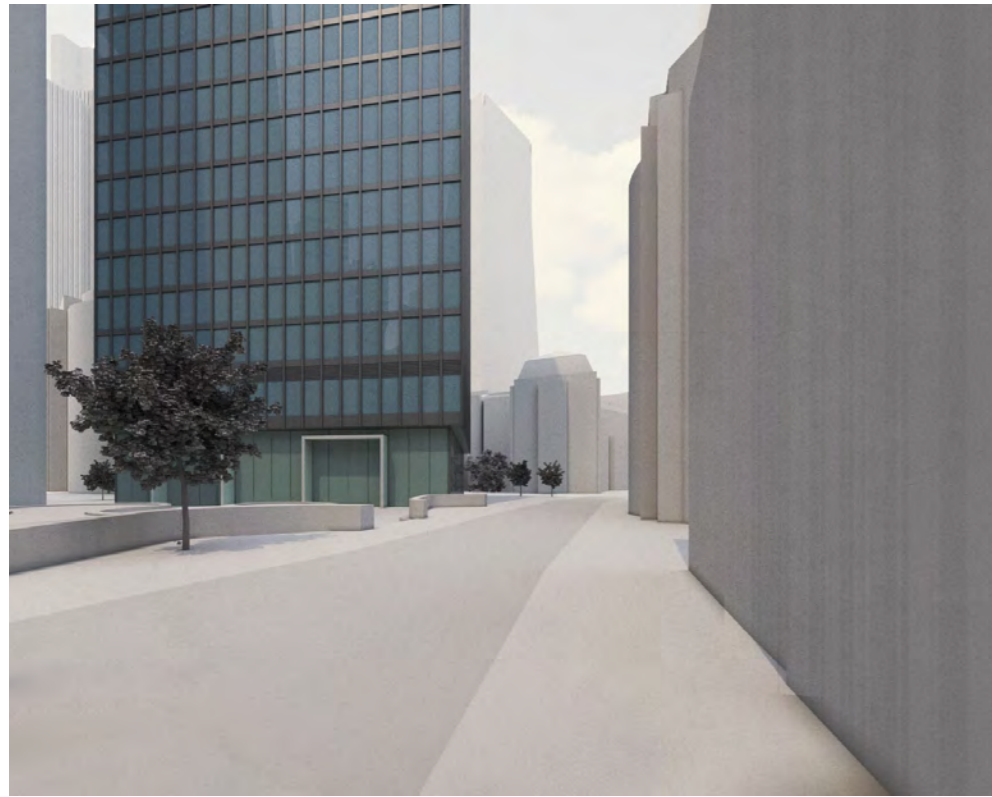
2019 Consent



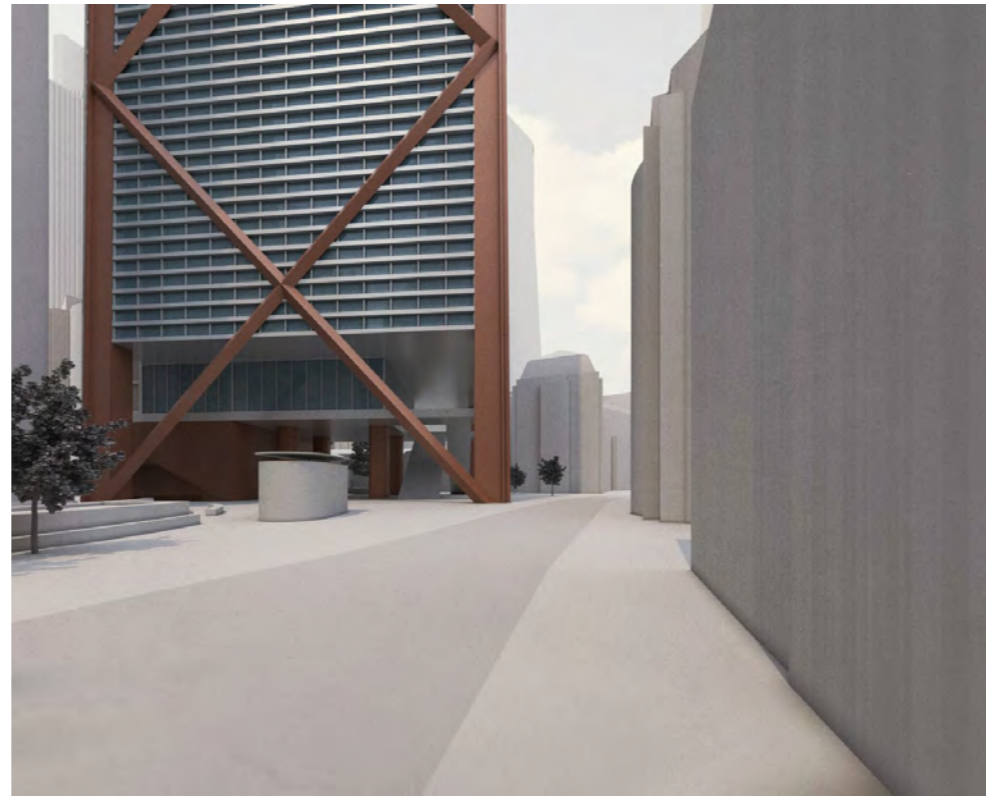
2023 Application

4.2 Non-Verified Views

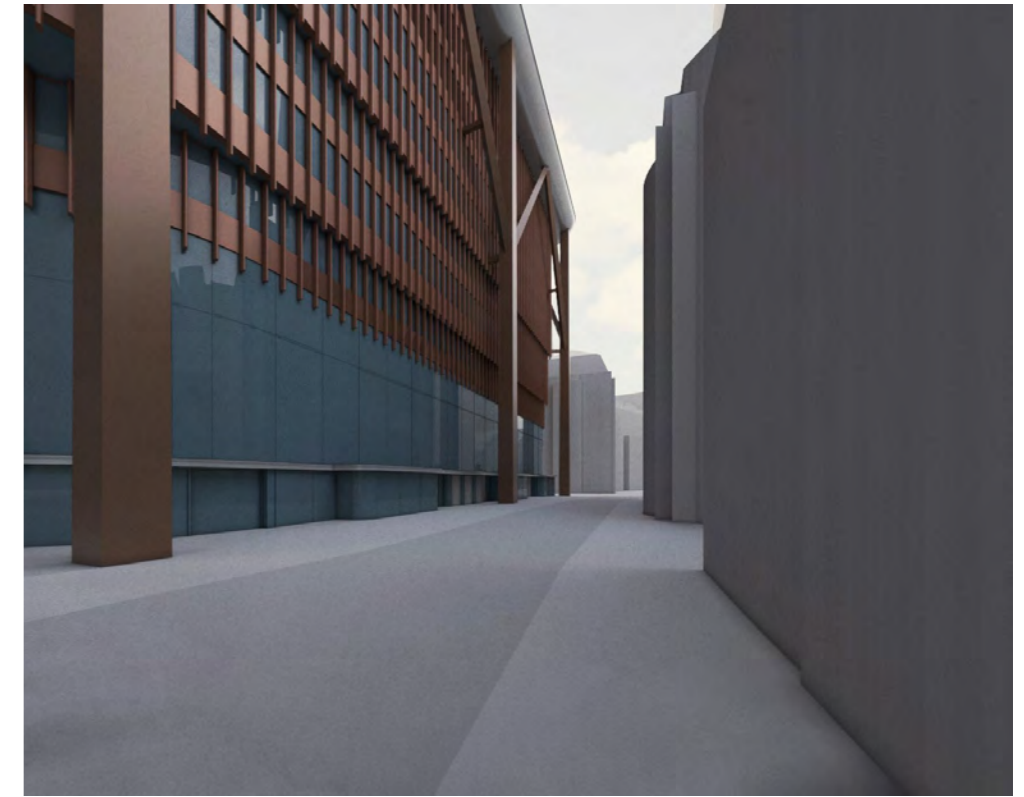
4.2.4 St Mary Axe



Existing



2019 Consent



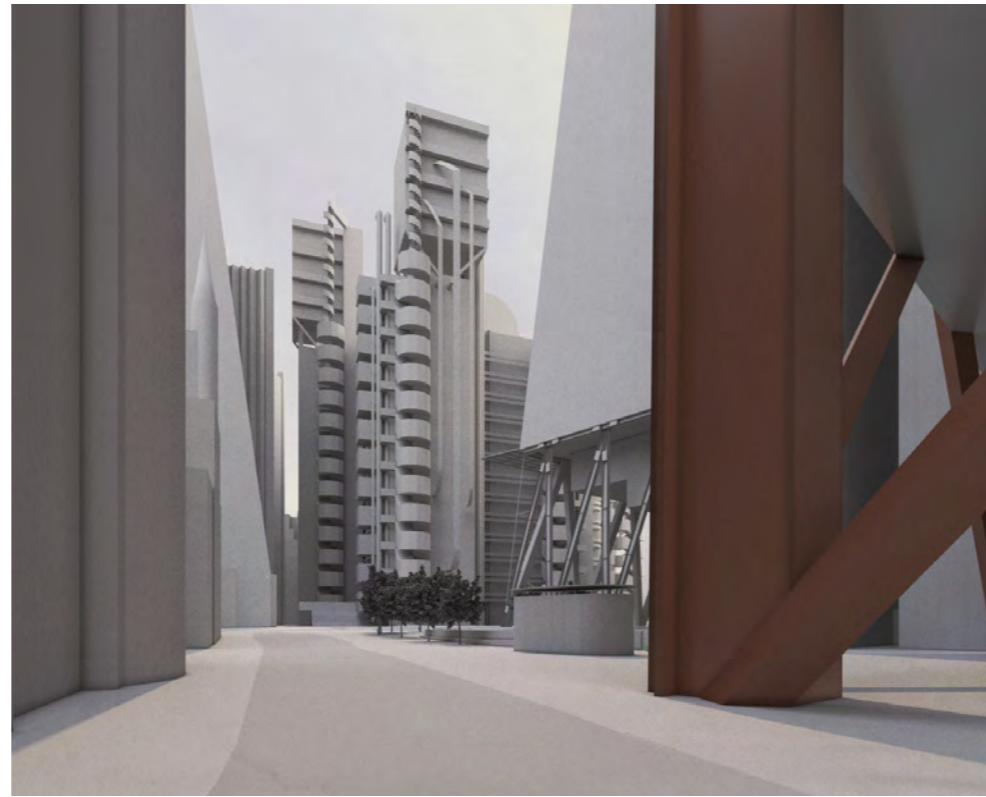
2023 Application

4.2 Non-Verified Views

4.2.5 St Mary Axe



Existing



2019 Consent

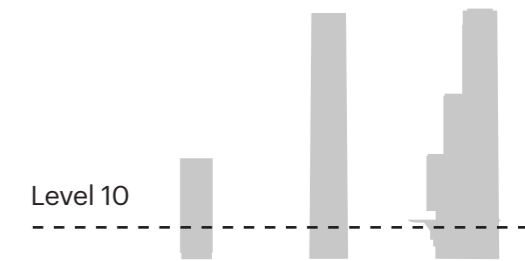


2023 Application

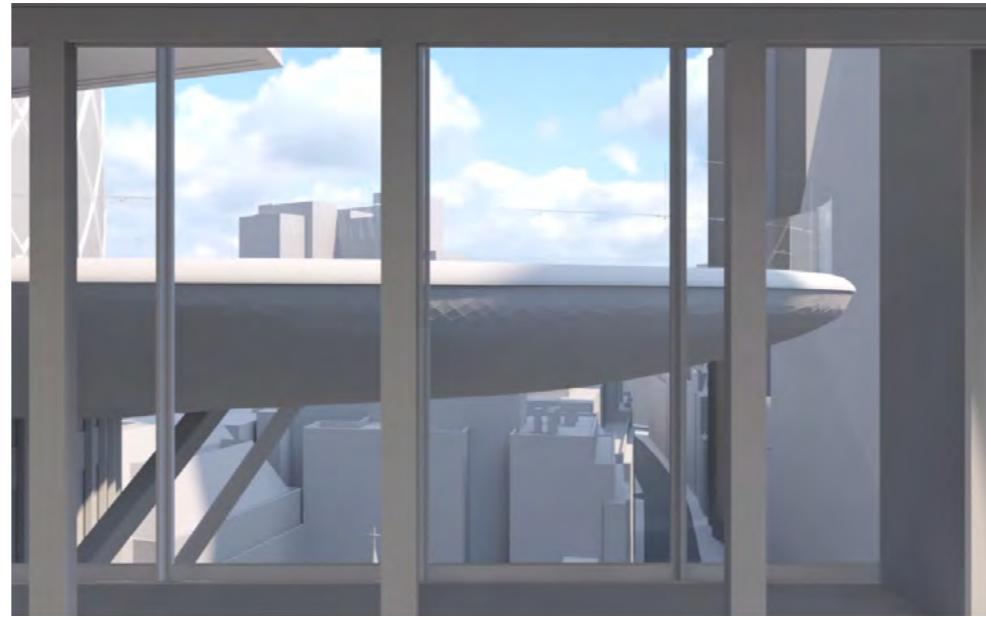
4.3 Views From The Leadenhall Building Looking East

4.3.1 Level 10

The following views are taken from specific time-frames of CGI video views from typical office floorplates of The Leadenhall Building, issued 15 March 2024 by the Applicant's team on request as part of post-submission consultation.



Existing / 2019 Consent



2023 Application

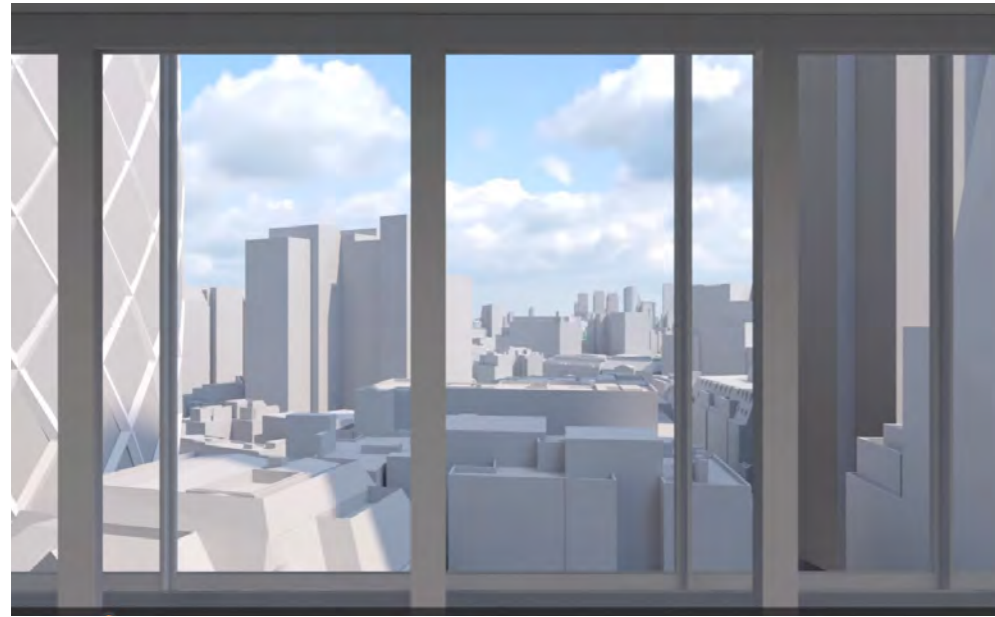
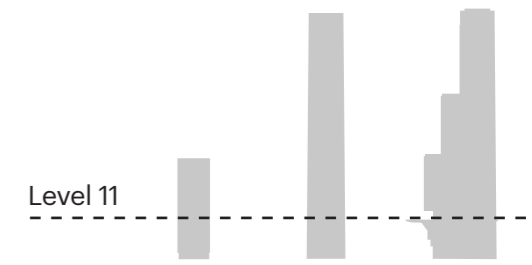


2023 Application + Consented 100 Leadenhall Street

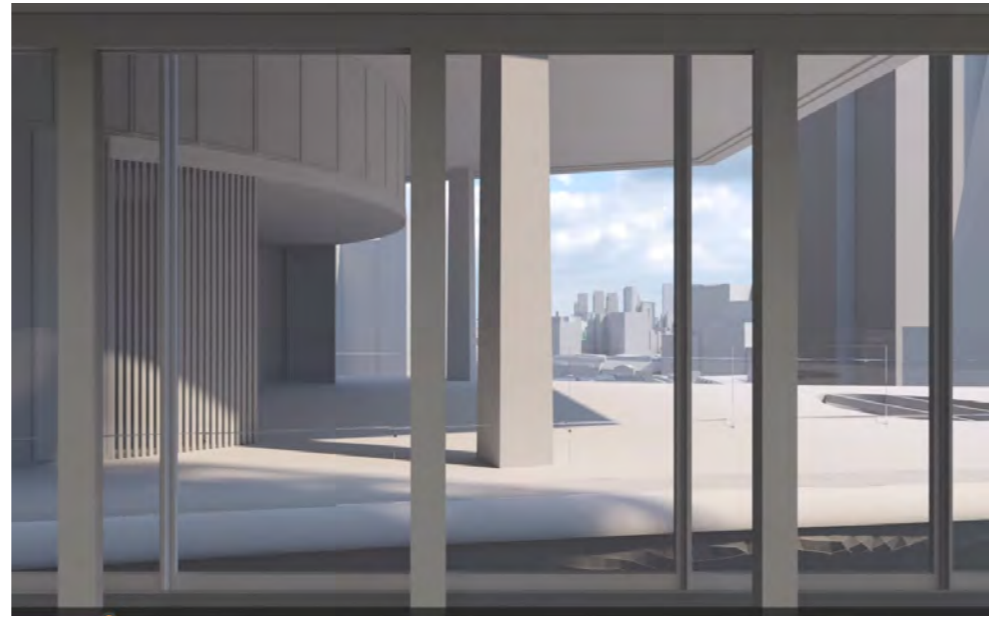
- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.2 Level 11



Existing/ 2019 Consent



2023 Application

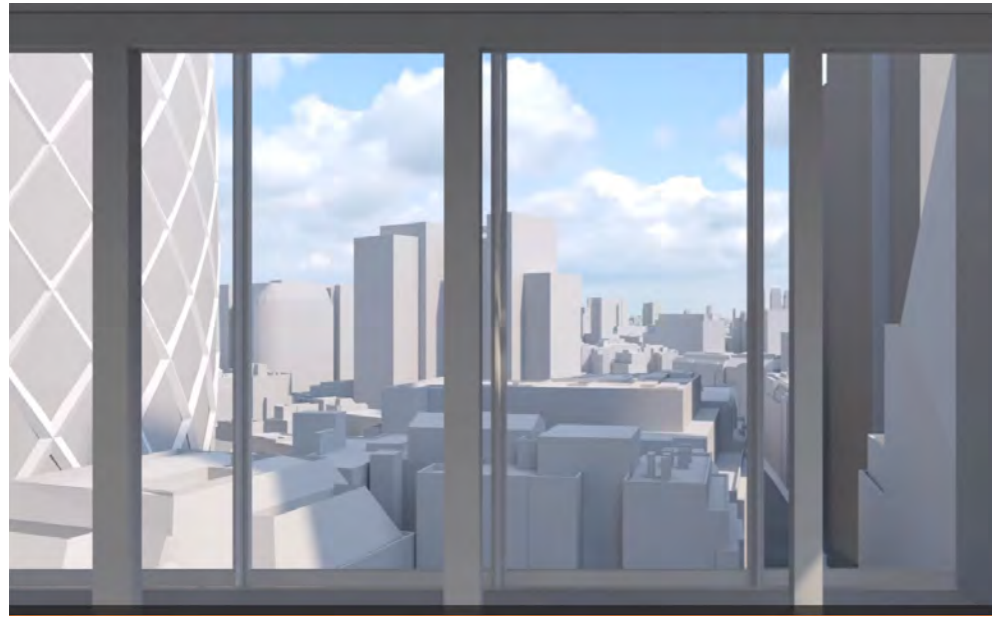
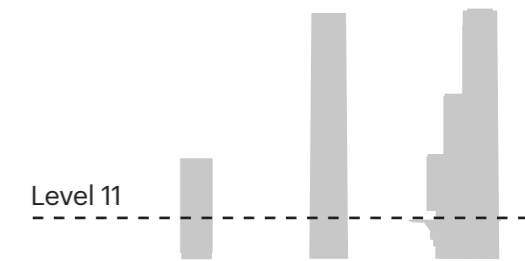


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.3 Level 11



Existing/ 2019 Consent



2023 Application

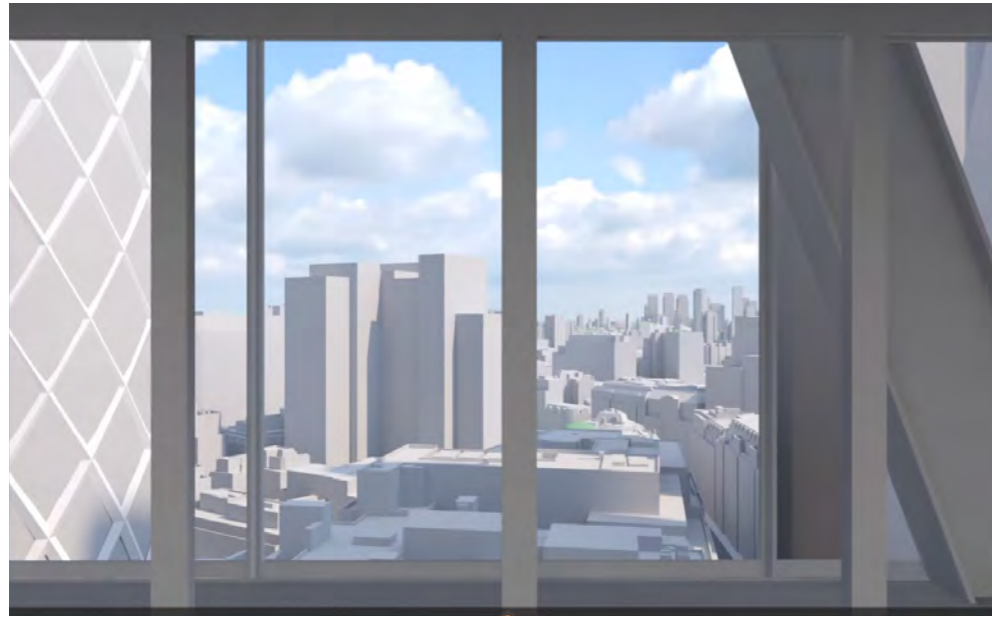
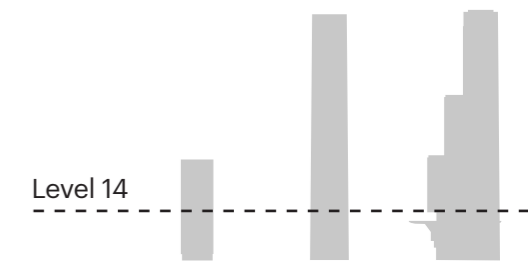


2023 Application + Consented 100 Leadenhall Street

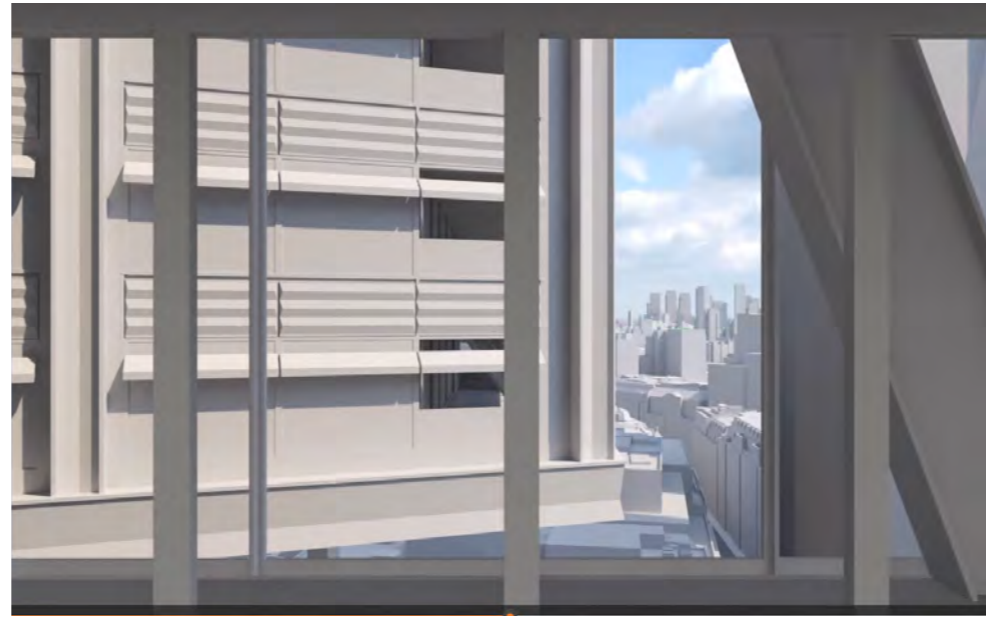
- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

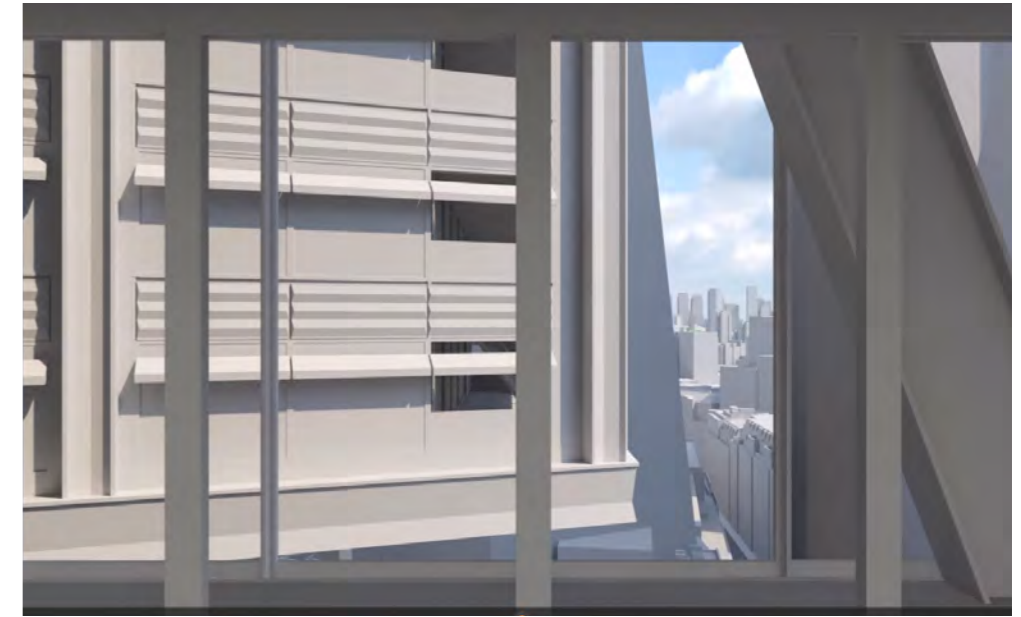
4.3.4 Level 14



Existing/ 2019 Consent



2023 Application

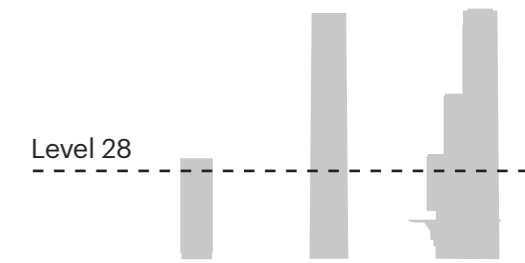


2023 Application + Consented 100 Leadenhall Street

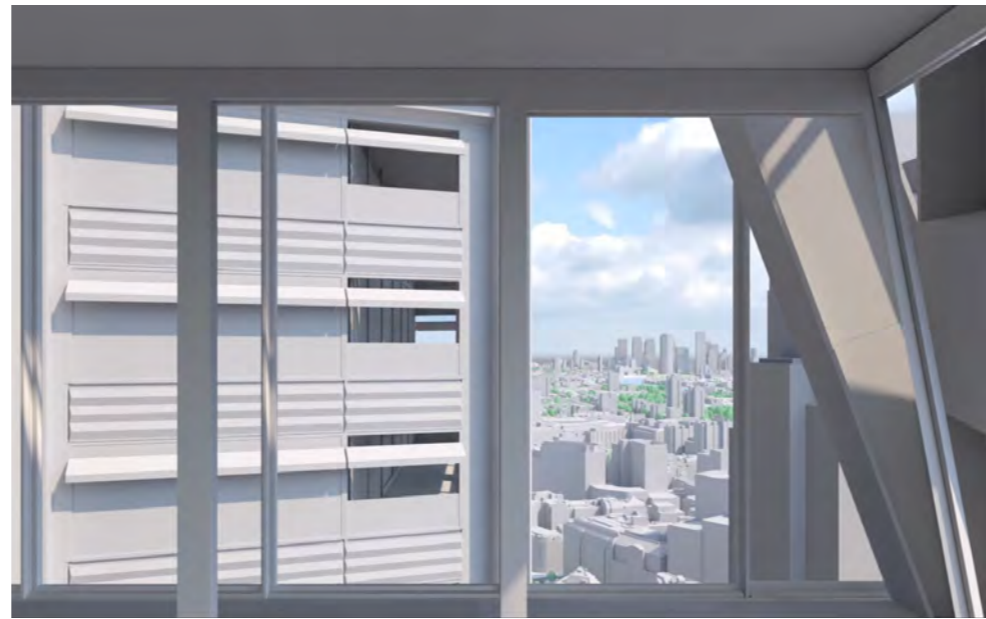
- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.5 Level 28



Existing/ 2019 Consent



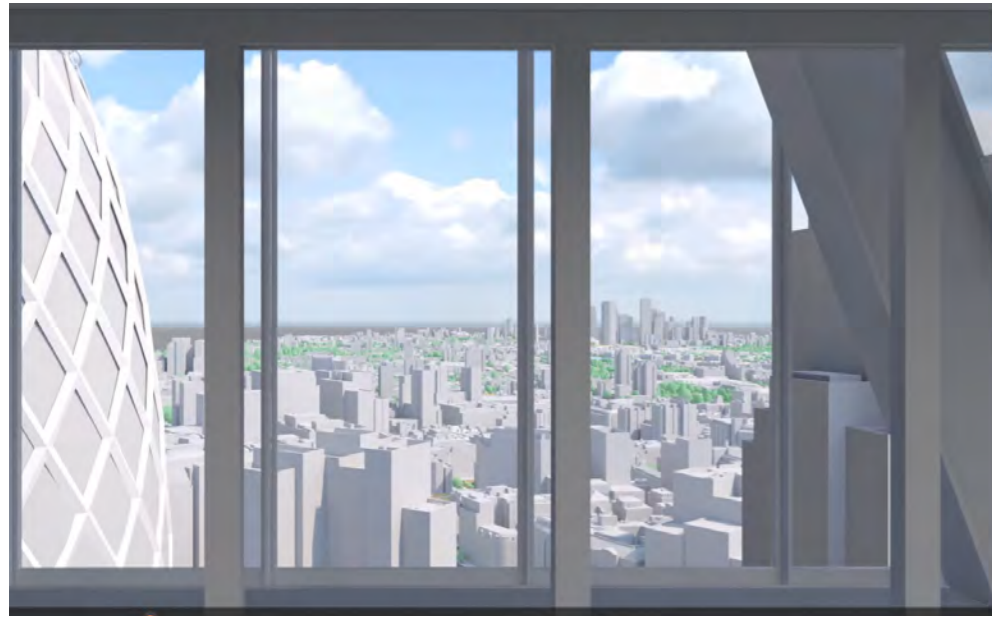
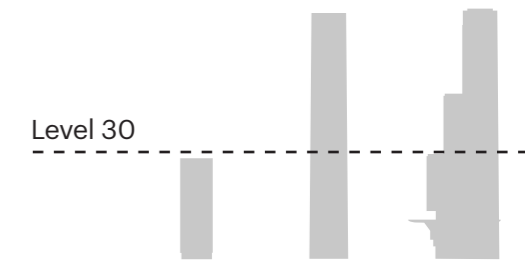
2023 Application



2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

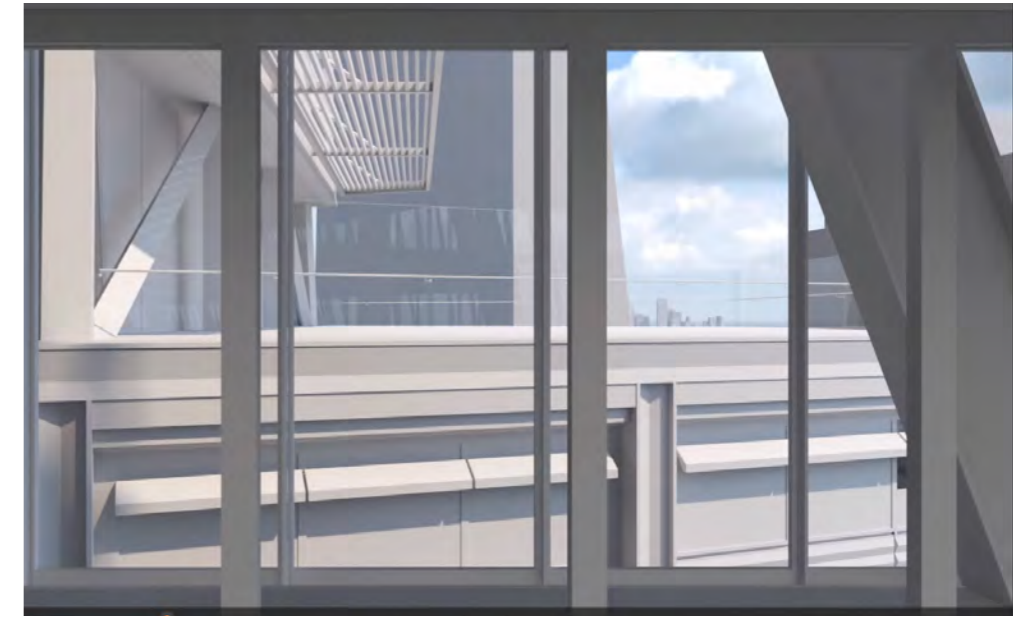
4.3 Views From The Leadenhall Building Looking East
4.3.6 Level 30



Existing/ 2019 Consent



2023 Application

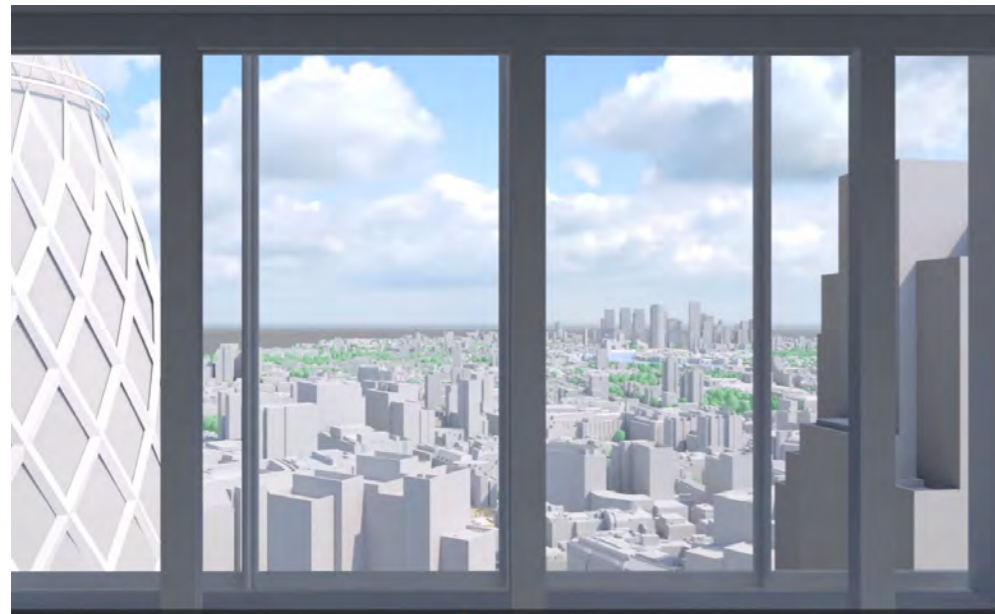
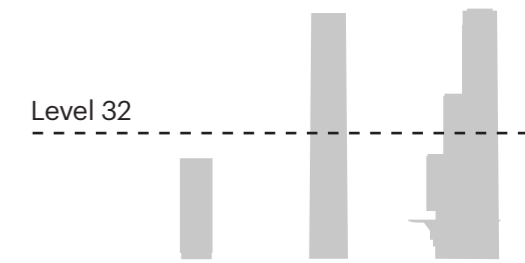


2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

4.3 Views From The Leadenhall Building Looking East

4.3.7 Level 32



Existing/ 2019 Consent



2023 Application



2023 Application + Consented 100 Leadenhall Street

- Video not issued for 2019 consented application, however footprint of 2019 consent is out of the frame to the left (north) of the image, as per the existing building to 1 Undershaft.

Representations on behalf of C C Land – 23 April 2024



1 Undershaft, St Mary Axe, Application for Planning Permission
Representations on behalf of C C Land, owners of The Leadenhall Building

Appendix B - Planning Policy Critique

JDA Planning Consultancy

23 April 2024

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1. Executive Summary & Overall Conclusions

1.1 This report is an assessment of the 2023 application for 1 Undershaft against the Development Plan policies relating to design, heritage and public realm.

1.2 The scheme would result in a major increase in floorspace compared to the existing Aviva building, and the extant planning permission granted in 2019.

Total Gross Internal Area

- Existing Aviva Building: 49,093 m2
- 2019 Consent: 149,100 m2 (+204%)
- 2023 Application: 180,366 m² (+267%)

1.3 The increase in floorspace compared with the 2019 consent is achieved by increasing the scale and massing of the building, particularly the base and middle sections. Part of the increase is secured by a larger ground floor footprint and floorplates at the base of the building up to the 11th floor. This is analysed in the Architectural Review by dMFK which is set out in Chapter 3 of the representation report ('the representation') and the Architectural Appendix.

1.4 The importance of St Helens Square to the public realm in the Eastern Cluster is described in Chapter 2 of the representation.

1.5 The impact of this increase in scale on the public realm has been assessed by Kim Wilkie, landscape consultant. His findings and conclusions are set out in Chapter 4 of the representation.

1.6 The impact on built heritage assets and the townscape of St Mary Axe and Leadenhall are assessed by Stephen Levrant of Heritage Architecture in Chapter 5 of the representation, and Appendix C containing the Heritage Note.

1.7 Overall, these assessments conclude that the application proposals conflict with the ten key adopted policies relating to design, tall buildings, heritage and public realm in the Development Plan which comprises:

- the London Plan 2021.
- the City of London Local Plan 2015.

10 Key Development Plan Policies
The City of London Local Plan 2015
Core Strategic Policy CS7 Eastern Cluster
Core Strategic Policy CS10 Design
Policy DM10.1 New Development
Policy DM10.7. Daylight and Sunlight

Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces
Core Strategic Policy CS14 Tall Buildings
Policy CS19 Open Spaces and Recreation
Policy DM19.1 Additional Open Space
The London Plan 2021
Policy D8 Public Realm
Policy D9 Tall Buildings

1.8 In addition, the 2023 proposals also conflict with aspects of the National Planning Policy Framework, 2023 and the emerging Draft City Plan 2040.

1.9 There is serious harm arising from the loss of part of St Helens Square, and impact on the remaining area of the Square and related public realm; and to the and townscape of St Mary Axe and Leadenhall. The proposals would result in clear and avoidable harm to the setting of two Grade I listed buildings.

1.10 This harm was not identified in the accompanying Planning or Heritage reports and thus the proposals were not adequately assessed against paragraph 208 of the National Planning Policy Framework ('the NPPF' or 'the Framework').

1.11 In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise.

1.12 There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

1.13 The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material 'harm' to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

1.14 In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen's Square, and the townscape of St Mary Axe and Leadenhall.

2. Introduction

- 2.1 This is an appendix to C C Land’s Representations on the new redevelopment plans for 1 Undershaft London EC3A 8EE as detailed within Planning Application Ref. No: 23/01423/FULEIA. It has been produced on behalf of C C Land, owner of The Leadenhall Building.
- 2.2 The Leadenhall Building was acquired in 2017 and comprises the Group’s principal asset in London. It is fully let to 17 occupiers and accommodates up to 6,000 City workers.
- 2.3 C C Land believe in the City of London and share the City Corporation’s aspirations for the future of the Square Mile and the City Cluster in particular. C C Land supports the growth and improvement of the City:
- sits on the Board of the City Property Association (CPA);
 - are one of the founding Members of the Eastern Cluster Bid;
 - sponsors the Sculpture in the City Programme; and
 - supports the One City digital platform promoting the Square Mile.
- 2.4 The Leadenhall Building adjoins St Helens Square and the Aviva Building which are within the application site for the redevelopment known as 1 Undershaft.
- 2.5 St Helen’s Square is an important open space fronting Leadenhall Street and St Mary Axe, attracting office workers, residents, and visitors of all age groups to meet, relax, play, and enjoy events in an iconic setting.
- 2.6 This appendix is a critique of the proposals against the Development Plan policies relating to design, heritage and open space. It comprises the following chapters:
- Chapter 3 summarises the published strategies for public realm in the City, and the importance of St Helens Square as a primary civic space in the Eastern Cluster;
 - Chapter 4 is an assessment of the application against the Adopted City Local Plan 2015;
 - Chapter 5 is an assessment of the application against the public realm and tall building policies of the London Plan 2021;
 - Chapter 6 assesses the emerging policies in the Draft City Local Plan 2040;
 - Chapter 7 considers the design and heritage advice in the Framework;
 - Chapter 8 covers relevant issues considered in the Tulip Inspector’s Report and Secretary of State’s decision dated November 2021.
- 2.7 This document contains extracts from the Development Plan policies. The most important sections of these policies have been highlighted in bold. This report should be read in conjunction with the main representation report and the Architectural review of the proposals by dMFK Architects (Chapter 3 of the representation and Appendix A), Landscape Assessment by Kim Wilkie (Chapter 4 of the representation) , and Heritage & Townscape assessment by Stephen Levrant of Heritage Architecture (Chapter 5 of the representation and Appendix C).

3. City of London Public Realm Strategy

City of London Open Space Strategy, January 2015

- 3.1 The Strategy examines the supply and demand of open space in the City. The Executive Summary has the following key conclusions:
1. *“The existing level of public open space is low in both absolute and relative terms;*
 2. *The quality of public open space is generally high, but there are a number of challenges to maintaining these high standards;*
 3. *The whole of the City can be described as **deficient in open space and there is the need for all types of open space throughout the City;***
 4. *There is a **particular need for public open space in the Eastern Cluster and Aldgate Key City Places.***

In the context of a growing week-day population it is considered that the most appropriate local standard is the maintenance of the existing City-wide ratio of 0.06 hectares public open space per 1,000 weekday day-time population.”

- 3.2 Table 2 of the Strategy shows how deficient the Eastern Cluster was in open space in 2015, before the planned growth in working population, including the growth from the proposed redevelopment of 1 Undershaft:

Area	Percentage of Open Space	Total Size (Hectares)	Publicly Accessible (Hectares)
North of the City	51	16.53	12.02
Cheapside and St. Paul’s	9	2.84	2.73
Eastern Cluster	4	1.18	1.06
Aldgate	4	1.33	1.09
Thames and the Riverside	19	6.17	5.32
Rest of the City	13	4.04	3.44
Total	100	32.09	25.66

3.3 Paragraph 3.3.8 of the Open Space Strategy states:

*“The ratio of existing publicly accessible open space to 1,000 people varies considerably across the City. **Figure 4 demonstrates that the Eastern Cluster is most deficient in open space, due to the high concentration of office workers in the tall buildings in a small geographic area.** In contrast Figure 5 illustrates that the Aldgate Key City Place is most deficient in open space in terms of the City’s residential population.”*

3.4 Figure 4: Open Space Provision – Office Workers demonstrates that the Eastern Cluster will be under more pressure for open space provision, as much of the increased employment will be in the Eastern Cluster:

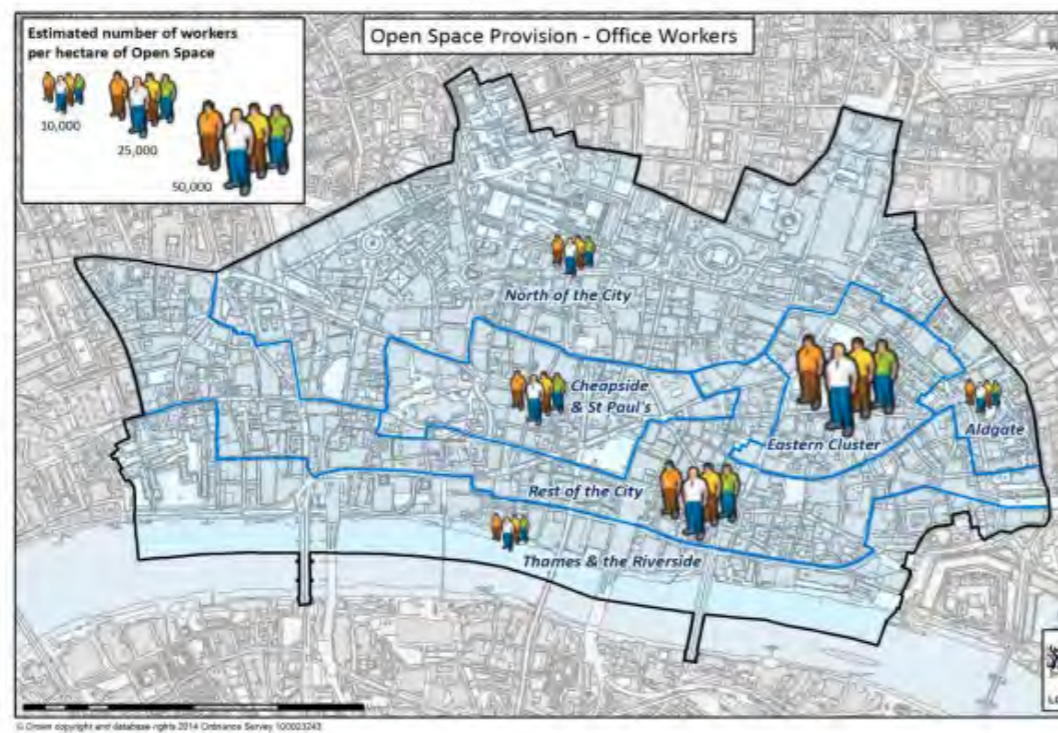


Figure 4: Open Space Provision - Office Workers

Summary

3.5 The City's Open Space Strategy has the following strategic objectives:

“1. Maintain and increase public access to existing open spaces and enhance the quality of these spaces, in terms of both design and management.

4.2.2 The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource.”

3.6 The second objective of the Open Space Strategy is to increase the amount of high quality public open space, particularly in the Eastern Cluster.

3.7 The strategy (which flows through to adopted policy) is clear – public open space should be protected, improved, and expanded at street level, in addition to the provision of roof terraces and gardens.

City Cluster Vision 2019

3.8 The **City Cluster Vision 2019** demonstrates the importance of St Helen’s Square to the Open Space Strategy for the Eastern Cluster.

3.9 On page 25 it states:

“At the historic centre of the Cluster lies the crossroads of Leadenhall Street, St Mary Axe and Lime Street. These streets in particular offer iconic global addresses that are instantly recognisable and commercially attractive today, and as a set of streets regularly frequented by City workers and visitors alike, they engender a collective sense of community at the core of the cluster today. Their ability to connect and allow for interactions on a regular basis throughout the working day is undiminished and their continued activity and bustle is representative of the success and character of the area.”

As a result, the Cluster Vision identifies “major public realm enhancements focused on the historic routes of Leadenhall Street and St Mary Axe - Lime Street to provide greater pedestrian space, more frequent crossing points and more active, greener, and more social pedestrian realm.”

3.10 Of particular importance are the following paragraphs of the Strategy:

*“In addition to this key crossroads, the centre of the City Cluster is defined not only by a Cluster of modern tall buildings, but also by a series of associated, generously proportioned open spaces that, whilst privately owned and managed, are publicly accessible. **Spaces such as St Helen’s Square (at the foot of 122 Leadenhall Street and 1 Undershaft) and The Plaza at the foot of 30 St Mary Axe (the Gherkin) provide the canvas for active and engaging public life to flourish and are supported by a range of social and cultural activities and events.**”*

3.11 The report continues:

*“The strategy acknowledges and **supports the important spatial contribution offered by such large, high quality open spaces** in terms of outdoor gathering, informal meetings events and activities alongside the relief provided by greenery within the ever-developing Cluster.”*

3.12 The Vision document proposes a series of public realm enhancements shown on the figure on page 38 , and which is reproduced below:



Fig. Illustrative Masterplan locating public realm proposals

The proposals are identified as follows:

- 1 Jubilee Gardens - Houndsditch
- 2 St Mary Axe - Lime Street
- 3 Whittington Avenue
- 4 Bevis Marks - Camomile Street
- 5 Leadenhall Street - incl Leadenhall Crossing
- 6 Great St Helens link - Bishopsgate
- 7 Bishopsgate - Gracechurch Street
- 8 Camomile Street - Wormwood Streets Junction
- 9 Threadneedle Street junction
- 10 Bury Street
- 11 Creechurch Lane Area

City Cluster Vision Public Realm Masterplan

3.13 The Public Realm Masterplan in the City Vision shows the public open space to the north of Leadenhall Street annotated as '5' in the above image) and to the west of St Mary's Axe (shown as '2') as the largest area of public open space in the Eastern Cluster. St Helen's Square forms the heart of this wider space.

3.14 The proposals include the street level space beneath the Leadenhall Building, St Helen's Square, and the public realm proposed at street level beneath the 2019 planning permission for 1 Undershaft.

3.15 The illustrative sketch opportunities plan on page 42 of the report, which is reproduced below, shows the public realm enhancement of St Mary Axe - Lime Street.



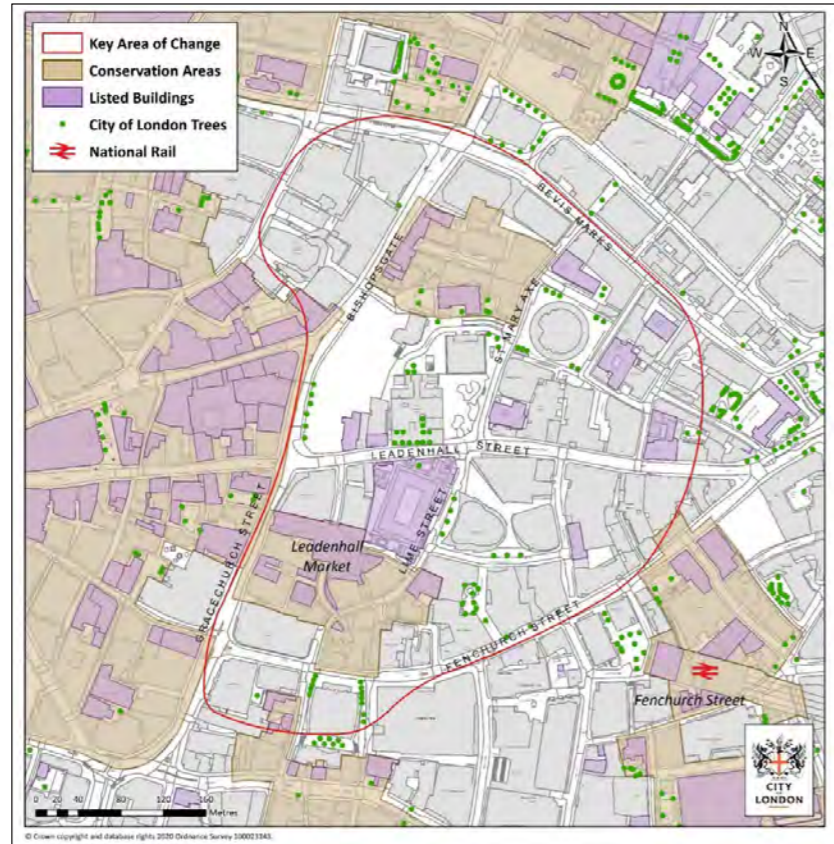
3.16 St Helen's Square combined with the Leadenhall Building plaza is identified as the principal public space, and the masterplan envisages pedestrian priority being provided along St Mary Axe, and which is described as:

“one of the busiest pedestrian streets within the City Cluster, particularly at rush hour and lunchtimes but suffers from narrow, overcrowded footways. It has the potential to become a truly great City street acting as an address for some of the most celebrated and iconic buildings of the Cluster.”

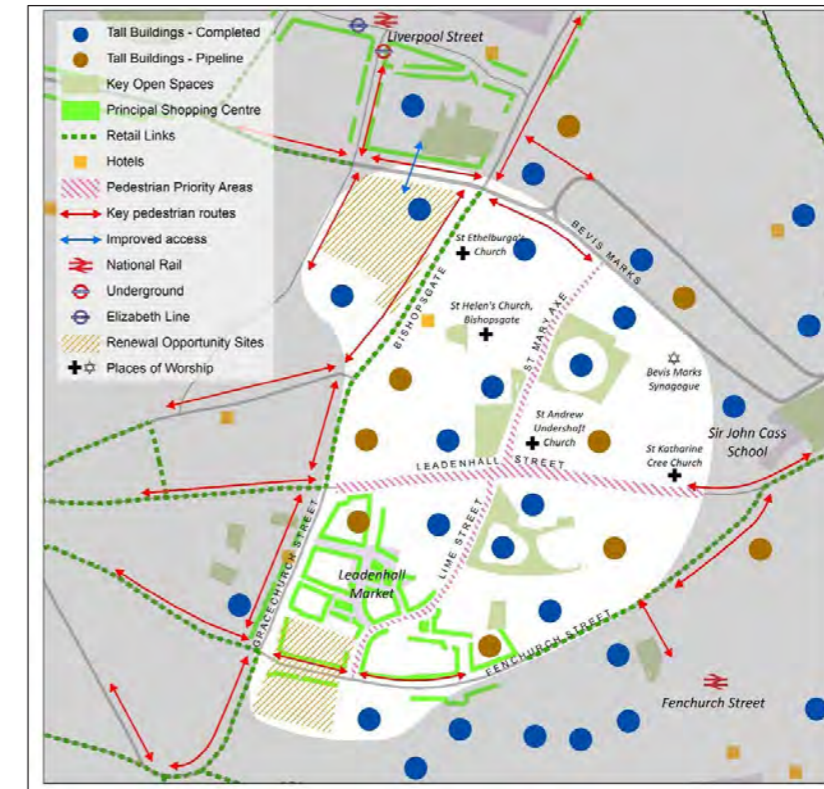
3.17 The illustrations on pages 43, 44, and 45 of the report show the importance of the refurbished St Helen's Square, combined with the pedestrian priority of St Mary Axe to the public cultural life of the City Cluster. They also demonstrate the importance and prominence of St Andrew's Church, Grade I Listed, to the setting of St Mary Axe and St Helen's Square.

City Cluster Key Area of Change 2021

3.18 In Maps 1 & 2 (see below) St Helen's Square stands out as the largest open space at the heart of the area of change, framed by three important listed buildings.

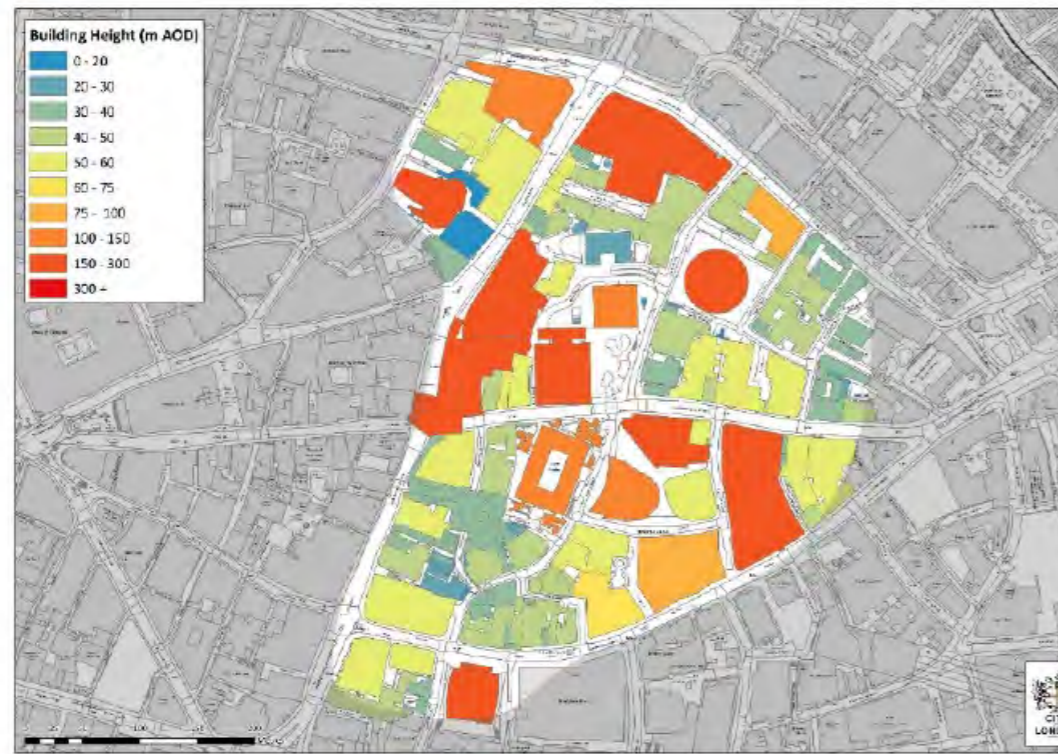


Map 1 : City Cluster Key Area of Change



Map 2 : City Cluster Key Area of Change Diagram

3.19 Map 7 shows the proposed building heights in the Cluster. St Helen's Square is at the centre of the existing and planned growth of tall buildings, an area of exceptional density. The new tall buildings, including 1 Undershaft, will put increasing pressure on open spaces, in particular St Helen's Square.



Map 7: Buildings heights map for The City Cluster at 31 March 2020

3.20 The report's conclusions at Chapter 6 start with the importance of the public realm:

"The City Cluster not only has the potential to accommodate growth it is an attractive destination for people working and visiting this area. High quality public realm projects to improve pedestrian connectivity and providing a high-quality public space will make a strong contribution to the dynamism of the City Cluster. The key pedestrian route between St Mary's Axe and Leadenhall Street in particular creating a pedestrian core around key destination points."

St Helen's Square's Vital Contribution to Public Realm in the Eastern Cluster

3.21 St Helen's Square is the largest public open space in the Eastern Cluster. It enjoys a very high quality of daylight and direct sunlight. It also benefits from reflected light from the surrounding tall buildings.

3.22 The Square has an outstanding aspect, with the sky being framed by the late Medieval St Andrews Church (Grade I), the Gherkin, the Lloyd's Register Building (Grade I) and the Leadenhall Building.

3.23 St Helen's Square connects seamlessly to the Leadenhall building public open space. The Square allows sunlight and high quality of daylight to penetrate the space.

3.24 St Helen's Square has high levels of pedestrian movement throughout the year. It is one of the most popular places for recreation - sitting, having a coffee or lunch, a

meeting place, and has the potential to host outstanding events for public enjoyment.

Conclusion on City of London Public Realm Strategy

3.25 From this analysis of the City Local Plan's approach to public open space, and the character of St Helen's Square, the following conclusions are reached:

- i. There is a serious deficiency of public open space in the City, and in the Eastern Cluster in particular.
- ii. Planning policy and strategies for the Eastern Cluster look to protect, improve, and extend the area of public open space in the Eastern Cluster.
- iii. Planning policy and strategy emphasise the importance of historic routes. The consented 2019 scheme enhanced the connectivity between Grade I listed heritage assets and therefore accorded with the Open Space strategy. By contrast, the current proposals do not, as can be seen from the assessment of the impact of the proposals on open space and heritage assets.
- iv. St Helen's Square is the largest public open space in the Eastern Cluster, found at its heart, and in the words of the Cluster Vision, is a **"canvas for active and engaging public life to flourish"**. It has excellent daylight, sunlight and reflected light, and as a result is a very popular place for recreation and has the potential to host outstanding events for public enjoyment. These important qualities would be materially diminished by the application proposals.
- v. The sky above St Helen's Square is framed by internationally recognised modern architecture and historic buildings including the Gherkin, the Grade I Listed St Andrew's Church, the Grade I Listed Lloyd's Register building, and the Leadenhall Building. It is an important breathing space, open to the sky, in an exceptionally densely built environment.

4. Development Plan Policies – The City Local Plan 2015

Spatial Strategy, Vision, and Strategic Objectives

4.1 The Spatial Strategy Chapter of the City Local Plan at page 21 shows upfront the challenge presented by tall buildings in the Eastern Cluster (our emphasis in bold):

*“The east of the City has the highest density of business activity in the City and contains a cluster of tall buildings. New tall buildings are expected to be clustered in this area. The resulting significant increase in numbers of people either working in or commuting to this small area will put **more pressure on public transport, streets, open spaces, and services.**”*

4.2 The vision for the Eastern Cluster on page 22 states:

*“Office and employment growth will be successfully accommodated by a cluster of attractive, sustainably designed tall buildings, providing an iconic image of London that will help to attract significant global investment. The area will be safe for workers and visitors, **with a high-quality street scene and environment, improving pedestrian movement and permeability, both within the area and outside to other parts of the City.**”*

Core Strategic Policy CS7: Eastern Cluster

4.3 The policy for the Eastern Cluster attaches great importance to the improvement of existing, and provision of new open spaces to support the growth in the workforce. Policy CS7 on page 74 states:

“To ensure that the Eastern Cluster can accommodate a significant growth in office floorspace and employment, while balancing the accommodation of tall buildings, transport, public realm and security and spread the benefits to the surrounding areas of the City, by:

- 1. Increasing the provision of sustainable, energy-efficient, attractive, high-quality office floorspace in a range of accommodation types, that meet the varied needs of office occupiers and achieve modernisation of office stock.*
- 2. Promoting the Eastern Cluster as a location for inward investment, providing assistance to potential developers, investors and occupiers.*
- 3. Delivering tall buildings on appropriate sites that **enhance the overall appearance of the cluster on the skyline, and the relationship with the space around them at ground level**, while adhering to the principles of sustainable design, conservation of heritage assets and*

their settings and taking account of their effect on the wider London skyline and protected views.

- 4. Ensuring the safety of businesses, workers, residents and visitors, promoting natural surveillance of buildings, open spaces and streets and protecting against crime and terrorism.*
- 5. **Enhancing streets, spaces, and the public realm for pedestrians, providing new open and public spaces where feasible**, increasing connectivity with surrounding areas and improving access to facilities and services, particularly in the Cheapside and Aldgate areas and towards the City Fringe.*
- 6. Ensuring the provision of high-quality utilities (including CCHP where feasible) and communications infrastructure, encouraging early engagement and joint working between developers and utility providers and maximising the space under the streets, particularly through the use of pipe subways.*
- 7. Delivering improvements to public transport to cope with the demands of the growing numbers of workers and visitors, implementing street and traffic management measures and ensuring that improvements do not compromise the quality of the environment.”*

Core Strategic Policy CS10: Design

4.4 The design chapter, on page 90, recognises the challenge of a growing workforce, and the importance of protecting and enhancing the open spaces which contribute so much to the character of the City:

“3.10.5 The City has a large workforce whose numbers are expected to grow substantially. Most journeys within the Square Mile are on foot and this movement is particularly high during morning and evening peak times. Despite redevelopment throughout its history, the City has retained much of its historic street pattern, which provides convenient walking routes and allows for a high degree of pedestrian permeability. At the same time, the pattern of narrow streets and alleyways may pose challenges in terms of accessibility, wayfinding, safety and increased pressure on the pedestrian environment. The City has numerous small open spaces, which provide valuable amenities, and many are of historic importance. The location and design of these small spaces requires innovative and sensitive solutions which respect their settings and create high quality, accessible areas for all the City’s communities. The City’s streets also provide space for public enjoyment, and the City Corporation has an extensive programme of public realm enhancement projects to improve the quality, sustainability, inclusivity and amenity of the public realm.”

4.5 Public realm enhancement projects close to the application site include Leadenhall Street, St Mary Axe as well as St Helen’s Square.

Policy CS10: Design states:

“To promote a high standard of design and suitable buildings, streets and spaces, having regard to their surroundings and the historic and local character of the City and creating an inclusive and attractive environment by:

1. **Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.**
2. *Encouraging design solutions that make effective use of limited land resources.*
3. **Ensuring that development has an appropriate street level presence and roofscape and a positive relationship to neighbouring buildings and spaces.**
4. *Requiring the design and management of buildings, streets, and spaces to provide for the access needs of all the City’s communities including the particular needs of disabled people.*
5. *Ensuring that new development respects and maintains the City’s characteristic network of streets and alleyways.*
6. **Delivering improvement in the environment, amenities and enjoyment of open spaces, play areas, streets, lanes and alleys through schemes in accordance with public realm enhancement strategies.**

Ensuring that signs and advertisements respect the restrained character of the City.”

4.6 The intention of the policy is clear, to protect the character of the City and its spaces, to provide for the access needs of all the City's communities, including the needs of disabled people, and to deliver improvements in the environment, amenities, and enjoyment of open spaces in accordance with public realm enhancement strategies.

4.7 As set out in the Landscape Assessment by Kim Wilkie and the Heritage and Townscape assessment by Stephen Levrant the application for 1 Undershaft conflicts with several criteria of Policy CS 10:

- Criterion 1 : The scale, bulk and massing of the base and middle of the building is not appropriate to the character of St Helen’s Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen’s Square. The revised design proposals are in direct conflict with the policies contained within CS 10 by virtue of the inappropriate design which does not align with the existing, cohesive character of the eastern cluster. The design does not have an appropriate street level presence and relates poorly to the surrounding context.
- Criteria 3, 4 & 6 : The proposed building does not have an appropriate street level presence and a positive relationship to neighbouring buildings and spaces.
- St Helen’s Square is the primary civic space in the Eastern Cluster but despite this, the proposals reduce its area by 29% (from 2,433 sq. to 1,723 sq.).

- The projecting floorspace and terrace gardens will overhang most of the remaining area, having a significant impact on the levels of sunlight and daylight enjoyed by pedestrians in the Square.
- Due to the approximate floorspace increase of 31,000 sqm (20%) compared to the 2019 extant permission, as well as an increase in scale and massing, there will inevitably be a significant increase in pedestrian movement to and from the building (the effect is clearly shown in the forecast pedestrian movement scenarios at pages 38 – 49 of the Space Syntax Assessment, December 2023).
- Therefore, not only will there be a considerable number of additional pedestrians using St Helens Square, but it will also itself have a much-reduced area. It will therefore not be possible to provide the full range of open space activities that the Square currently provides.
- The opportunities for socialising, events and quiet relaxation will be diminished, reducing the ability of St Helens Square to provide “*the canvas for active and engaging public life to flourish*” (as described in the City Cluster Vision).
- St Andrews Church has an important relationship to St Helens Square, which is large enough to be a place for quiet reflection in the sun, alongside plants and trees, as well a place for socialising and events. That relationship will also be harmed.
- St Helen’s Square is accessible for all, at all times of the day and evening. It is seamlessly connected to the streets and alleyways of the City, and to Leadenhall Plaza. The City Open Space Strategy states at paragraph 4.2.2, “*The first priority is to maintain and make the most of existing open space in the City, which is such a scarce and valuable resource.*”
- The publicly accessible open space that is proposed at level 11 and close to the top of 1 Undershaft, requires lift access, is likely to require security checks like many of the roof terraces in the City. These terraces, however well designed and managed, are not an alternative to protecting and improving public open space at the base of the building at street level.
- The extant 2019 planning permission protected St Helen’s Square and extended the public open space by creating a lower ground plaza that is open to the sky and connected directly to the main square. It also creates a new public open space through the base of the building in an uninterrupted space 3 to 4 storeys in height. This space also restored the historic visual and functional connection between the two medieval Churches flanking the open space, which is lost

4.8 These conclusions apply equally to the public realm and tall building policies of the City Local Plan, the London Plan, and the emerging 2040 Plan.

Policy DM10.1 New Development

“To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

1. **the bulk and massing of schemes are appropriate in relation to their surrounds and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;**
 2. *all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;*
 3. *appropriate, high quality and durable materials are used;*
 4. *the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm.*
 5. **development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;**
 6. *the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher-level viewpoints;*
 7. *plant and building services equipment are full screened from view and integrated into the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;*
 8. *servicing entrances are designed to minimise their effects on the appearance of the building and street scheme and are fully integrated into the building's design;*
 9. *there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;*
 10. *the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;*
 11. *there is provision of amenity space, where appropriate;*
 12. *there is the highest standard of accessible and inclusive design."*
- 4.9 As set out in the Landscape and Heritage Assessments the proposals conflict with policy DM10.1; in particular, the proposals up to and including the roof terrace are not of a high standard of design, and do not avoid harm to the townscape and public realm. The bulk and massing of the lower level of the scheme would be out of scale in relation to the surroundings, and would have an adverse impact on the character, historic interest and significance, urban grain of the locality. The proposals would not relate well to the character of the surrounding streets and St Helen's Square.
- 4.10 High quality roof gardens and terraces are encouraged by Policy DM 10.3, however, the roof terrace at 11th floor level would have a serious adverse impact on the

character of the surrounding streetscape and St Helen's Square, and the setting of three Grade I Listed buildings.

- 4.11 The roof terrace at 11th floor level would not be an equivalent replacement for St Helen's Square. Access to the roof terrace would require pedestrians to cross the barrier threshold of the entrances to the 1 Undershaft Building, and travel from ground to 11th floor by lift, having gone through security. However well managed, the roof terrace will not provide the same level of convenience, independence, and open access as well-designed public realm at street level as required by Policy DM10.8 .

Policy DM10.7 Daylight and Sunlight

- "1. **To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.**
2. *The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight."*

- 4.12 In addition, para 3.10.40 states:

"The amount of daylight and sunlight received has an important effect on the general amenity of dwellings, the appearance and enjoyment of open spaces and streets, and the energy efficiency of all buildings."

- 4.13 The proposals conflict with policy DM10.7. They would reduce the daylight and sunlight in St Helen's Square, and the public open space beneath the Leadenhall Building, to unacceptable levels. The daylight and sunlight in St Helen's Square would be dramatically reduced, changing completely the character of this important public open space. It could no longer be described (as set out in the 2019 Cluster Vision) as "the Principal Space serving the Eastern Cluster". It would become a darker, secondary space, primarily providing pedestrian routes to and from the 1 Undershaft building.

- 4.14 Paragraph 3.10.40 recognises that the amount of daylight and sunlight received has an important effect on the appearance and enjoyment of open spaces and streets. The appearance and enjoyment of St Helens Square, and the Leadenhall public open space, would be seriously compromised because of the proposals, and the character and function of St Helen's Square providing a "canvas for active and engaging public life to flourish" would be changed forever.

Policy DM12.1 Managing Change Affecting all Heritage assets and Spaces

- "1. **To sustain and enhance heritage assets, their settings and significance.**

2. *Development proposals, including proposals for telecommunications infrastructure, that influence heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.*
3. *The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.*
4. *Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.*
5. *Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.”*

4.15 In addition, Para 3.12.6 states:

“The pattern of streets, lanes, alleyways and other open spaces such as squares and courts is a distinctive element of the City’s townscape and is of historic significance. The City Corporation will seek to maintain the widths and alignments of streets, lanes, and other spaces where these have historic value or underpin the character of a location or their surroundings.”

4.16 As set out in Landscape Assessment by Kim Wilkie, the application proposals are in direct conflict with the requirements of DM 12.1; they would undermine a well utilised, open public space within the settings of some of the City’s most important heritage assets. Our submission demonstrates that St Helen’s Square makes a positive contribute to the townscape character of the Eastern Cluster and that its spatial qualities should be preserved.

4.17 Specifically, the proposals would conflict with criterion 3 of DM12.1, resulting in a significant reduction in the size of St Helen’s Square, and would seriously undermine its character and contribution to the historic interest of the City which is important for the historic route linking the two medieval (Grade I) churches - St Andrews and St Helen. This also leads to a conflict with criterion 3 of Policy DM16.2 – Pedestrian Movement (see below).

4.18 The proposals also conflict with criterion 4 of DM12.1, resulting in a loss of character, and significance of the surrounding heritage assets and spaces and their settings.

Core Strategy Policy CS14: Tall Buildings

“To allow tall buildings of world class architecture and sustainable and accessible design in suitable locations and to ensure that they take full account of the character of their surroundings, enhance the skyline and provide a high-quality public realm at ground level, by:

1. *Permitting tall buildings on suitable sites within the City’s Eastern Cluster.*
2. *Refusing planning permission for tall buildings within inappropriate areas, comprising conservation areas; the St. Paul’s Heights area; St. Paul’s protected vista viewing corridors; and Monument views and setting, as defined on the Policies Map.*
3. ***Elsewhere in the City, permitting proposals for tall buildings only on those sites which are considered suitable having regard to: the potential effect on the City skyline; the character and amenity of their surroundings, including the relationship with existing tall buildings; the significance of heritage assets and their settings; and the effect on historic skyline features.***

Ensuring that tall building proposals do not adversely affect the operation of London’s airports.”

4.19 As assessed by Kim Wilkie and Stephen Levrant and dMFK, the proposals conflict with CS14 by failing to take full account of the character of their surroundings and failing to provide a high-quality public realm at ground level.

4.20 More specifically, they conflict with criterion 3, since they fail to consider the character and amenity of their surroundings, including the relationship with existing tall buildings, the significance of heritage assets and their setting, and the effect on historic skyline features.

4.21 The impact on the skyline as experienced by pedestrians in the streets of Leadenhall and St Mary Axe, and St Helen’s Square, would be seriously compromised by the scale and massing of the lower section of 1 Undershaft, which would project out across St Helen’s Square.

4.22 The proposals do not respect the relationship with the existing tall building - the Leadenhall Building. The scale and mass of the proposed building would merge with the scale of the Leadenhall Building at the lower levels, creating a dominant mass of building, completely changing the character and amenity of St Helen’s Square, the public open space beneath the Leadenhall Building, and the setting of St Andrew’s Church and the Lloyd’s Register.

Policy DM16.2 Pedestrian Movement

- “1. **Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper-level walkway network around the Barbican and London Wall.**
2. **The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided** having regard to:
- the extent to which the route provides for current, and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - the shortest practicable routes between relevant points.
3. **Routes of historic importance** should be safeguarded as part of the City’s characteristic pattern of lanes, alleys and courts, including the route’s historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City’s street network. Spaces should be designed so that signage is not necessary, and it is clear to the public that access is allowed.
6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.”
- 4.23 The proposals conflict with criterion 1 by reducing the area for pedestrian routes through and around the new development as a consequence of the 29% reduction in the area of St Helen’s Square.
- 4.24 The proposals also conflict with criteria 2 and 3. They do not provide an alternative public pedestrian route of at least an equivalent standard across the area of St Helen’s Square which will be lost to the development, and an important historic route between the two Grade I listed churches is also lost. Space that may be gained to the north, adjoining Undershaft street, would be in shade throughout the day and would not be an equivalent replacement of area lost in St Helen’s Square.

Policy CS19 Open Spaces and Recreation

- “To encourage healthy lifestyles for all the City’s communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity, by:
- Seeking to maintain a ratio of at least 0.06 hectares of high quality, publicly accessible open space per 1,000 weekday daytime population:
- I. **Protecting existing open space, particularly that of historic interest, or ensuring that it is replaced on redevelopment by space of equal or improved quantity and quality on or near the site;**
 - II. Securing public access, where possible, to existing private spaces;
 - III. **Securing additional publicly accessible open space and pedestrian routes, where practical, particularly in the eastern part of the City;**
 - IV. Creating additional civic spaces from underused highways and other land where this would not conflict with other strategic objectives;
 - V. Encouraging high quality green roofs, roof gardens and terraces, particularly those which are publicly accessible, subject to the impact on the amenity of adjacent occupiers.]
1. Improving access to new and existing open spaces, including those in neighbouring boroughs, promoting public transport access to nearby open space outside the City and ensuring that open spaces meet the needs of all the City’s communities.
2. Increasing the biodiversity value of open spaces, paying particular attention to sites of importance for nature conservation such as the River Thames. Protecting the amenity value of trees and retaining and planting more trees wherever practicable.
3. Improving inclusion and access to affordable sport, play and recreation, protecting and enhancing existing facilities and encouraging the provision of further facilities within major developments.”
- 4.25 The proposals conflict with criterion 2 by failing to protect existing open space that is of historic interest and failing to provide a replacement of equal or improved quantity and quality on or near the site. The provision of a roof garden at the 11th floor of the proposed building is not an equivalent to the protection and improvement of street level open space.
- 4.26 The proposals are also contrary to criterion 4 by failing to provide additional publicly accessible open space and pedestrian routes in the eastern part of the City. The loss of the street level open space provided by St Helen’s Square, and the harm to the remaining area of open space at street level, negate the contribution of additional publicly accessible open space at 11th floor or above within the proposed building.

Policy DM19.1 Additional Open Space

- “1. **Major commercial and residential developments should provide new and enhanced open space where possible.** Where on-site provision is not feasible, new or enhanced open space should be provided near the site, or elsewhere in the City.
2. **New open space should:**
 - *be publicly accessible, where feasible; this may be achieved through a legal agreement;*
 - *provide a high-quality environment;*
 - *incorporate soft landscaping and Sustainable Drainage Systems, where practicable;*
 - *have regard to biodiversity and the creation of green corridors;*
 - *have regard to acoustic design to minimise noise and create tranquil spaces.*
3. **The use of vacant development sites to provide open space for a temporary period will be encouraged where feasible and appropriate.”**

4.27 The proposals fail to comply with DM19.1 : no additional open space is provided at street level, and the provision of roof gardens at the 11th floor and above does not meet the need identified in the open space strategy for additional street level open space.

5. Development Plan Policies - The London Plan 2021

Policy D8 Public Realm

5.1 Development Plans and development proposals should:

- “A **encourage and explore opportunities to create new public realm where appropriate.**
- B ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable.** Lighting, including for advertisements, should be carefully considered and well-designed to minimise intrusive lighting infrastructure and reduce light pollution.
- C *maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on street parking, which can obstruct people’s safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds.*
- D be based on an understanding of how the public realm in an area function and creates a sense of place during different times of the day and night, days of the week and times of the year. They should demonstrate an understanding of how people use the public realm, and the types, location, and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists.**
- E ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area.** The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible
- F ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings, and the design of buildings contributes to a vibrant public realm**
- G *ensure buildings are of a design that activates and defines the public realm and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm*
- H *ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules*

governing the space to those required for its safe management in accordance with the Public London Charter

- I incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity*
- J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place*
- K ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused*
- L explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets*
- M create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm*
- N ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines*
- O ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.”*

5.2 The assessment of St Helen’s Square undertaken by Kim Wilkie considers the context for the development and the function and contribution that public realm makes to the City. Against that understanding, he then assesses the impact of the development on the public realm, in accordance with the approach in criteria B, C & D of Policy D8. His conclusions are set out in Chapter 4, pages 29 and 31 of the representation and are set out below, firstly on the importance of public realm and St Helen’s Square to the City of London:

“ A city is defined by its public realm – the free, safe and open spaces where people can simply enjoy the sky and fresh air, regardless of age, wealth or background. They can move freely, saunter or sit, seek solitude or company, enjoy direct sun or green shade, snooze or chatter. The buildings may be magnificent, but it is the spaces between them that bring settlements alive and give inhabitants a sense of equality. The denser and taller the city, the more the public realm matters.

The City of London absolutely recognizes the significance of its open spaces and has particularly focused on the public realm at the heart of its tallest buildings – the Eastern Cluster. St Helen’s Square is pivotal. It is the largest open space, faces south and is surrounded both by medieval churches and some of the most iconic buildings of our time. You can only really appreciate and enjoy those buildings if you have the

space to step back and see them. Pedestrian routes through the City radiate from the square. People cross the space constantly, it hums with lunchtime life in summer sunshine and warm evening gatherings. It keeps the City human.

Historically, open space has been very limited in this tight urban grain, so the few places where sunlight actually reaches the ground, creating a comfortable place for people to gather and enjoy the public realm, are especially important.

St Helen’s Square has been designed to encourage people to sit, eat and talk along the lively pedestrian routes through the space. The curving seating walls and movable deck chairs offer endless possibilities for sitting in pairs, groups or quietly contemplating the scene alone. People can follow the sun or seek shade, depending on the temperature. There is a sense of free and spontaneous engagement with one another and the urban scene. The open sky and sunlight with luxuriant greenery give instant relief in the dense, febrile atmosphere of the City. It is a place to escape the tensions of the office, make human contact and enjoy open air in the middle of a day often bookended by long, dark commutes.

William Whyte’s seminal studies of pedestrian movements in New York have shown not only how these simple gestures towards human comfort and interaction can transform how spaces are used. He also demonstrated how a lively sunlit public realm at street level transforms the safety, productivity and ultimately the value of the buildings that surround it.”

“As the central pivotal space in the Eastern Cluster, St Helen’s Square connects the surrounding thoroughfares and also links to the plazas in front of St Helen’s church and the Gherkin. The easy and visible flow of these spaces and the careful framing of architecture, such as the Lloyd’s Building (Grade I listed), create a reassuring and instinctive wayfinding through the City. It allows people to wander and explore without having to rely on their phone screens.

Kim Wilkie then considers the 2019 consented scheme and compares it with the 2023 application:

“Eric Parry’s consented scheme for 1 Undershaft would make a significant contribution to the City and to London. As the second tallest building in the capital, it is designed to complete the composition of the City Cluster. Tall, slender and carefully positioned to complement its neighbours, the design of the new tower is both elegant and beautiful. It also addresses one of the most important urban spaces at the centre of the City, St Helen’s Square. With its south-facing square and oval connection to the shops below, the consented scheme opens to the space with simple generosity. It maximizes sunlight at street level, welcomes passing pedestrians into the square, reveals the connection between St Helen’s and St Andrew Undershaft and creates a warm, pivotal civic realm at the heart of the City, framed by some of the most iconic buildings of our time.

The 2023 proposals for an amended scheme that covers or overhangs most of the public realm undermines the beauty and benefits of the consented 2019 design:

- The amended building would no longer be slender and elegant, fitting gracefully into the composition of the cluster.*

- *The generous civic space which opens to the south of the building is largely replaced by built form and overhang.*
- *Midday summer sunshine no longer reaches most of the street and square. Reflected morning and evening light is blocked from the centre of the space.*
- *The rare urban moment of generous open sky, framed by fine buildings from the street level is removed.*
- *The viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy access and equitable public realm.*
- *The ‘comfort and quality of the user experience’ at ground level (prioritized by the City Strategy) is fundamentally compromised.*
- *The pivotal junction of Leadenhall and Lime Streets with St Mary Axe is pinched rather than opened and the connection between St Helen’s and St Andrew Undershaft churches is blocked.”*

5.3 The existing area of St Helen's Square is 2,433 sqm. It is all open to the sky and the elements. A substantial 29% (710 sqm) of that area will be lost because of the increased ground level footprint. This loss is the equivalent of ~7% of publicly accessible open space in the eastern cluster.

The eastern cluster already has, by far, the lowest proportion of open space in The City, and there is a recognised need for more open space.

5.4 The proposed building with its over-hanging structure and protruding tongue will leave just 723 sq. m as open space open to the sky. Most of the space will be covered.

5.5 In sharp contrast, the 2019 extent planning permission kept the whole of St Helen's Square and achieved a net gain in area through the design of a lower ground plaza, creating a truly cathedral-like space extending through 1 Undershaft at street level.

5.6 It maximizes sunlight at street level, welcomes passing pedestrians into the space, opens the connection between St Helen's and St Andrew's churches and creates a warm, pivotal civic realm at the heart of the City and enclosed by some of the most iconic buildings in London.

5.7 Taking account of both Kim Wilkie’s views (as summarised above) and the representations prepared separately by dMFK, the application proposals conflict with various key criteria of Policy D8:

- *Criteria A & M : Create new engaging new public realm for all*

Nearly one third of the primary civic space of St Helen’s Square is lost. The proposal for a viewing platform at the eleventh floor as a replacement for street level public square does not compare in terms of welcome, easy

access and equitable public realm. It is not a replacement for the loss of space and harm to the character of St Helen’s Square.

- *Criteria D & E : Demonstrate an understanding of how the public realm functions and contributes to a sense of place*

The application does not show an understanding of how the existing public realm is used and its contribution to sense of place. The proposals would diminish St Helen’s Square in terms of its size and function, and its significant contribution to the sense of place in this part of the Eastern Cluster would be lost.

- *Criterion F : Ensure the design of buildings contributes to a vibrant public realm*

The scale, bulk and massing of the base and middle of the building would not be appropriate to the character of St Helen’s Square, St Mary Axe and Leadenhall Street. The design jars with, dominates and harms the setting of the buildings in St Mary Axe, including St Andrews Church (Grade I listed), the Lloyds Register (Grade I listed), and diminishes the amenities and character of St Helen’s Square.

- *Criteria G & J - ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided*

Midday summer sunshine would no longer reach most of the square. Reflected morning and evening light would be blocked from the centre of the space. The rare urban moment of generous open sky, framed by fine buildings from the street level, would be removed.

Policy D9 Tall Buildings

... Impacts

C Development proposals should address the following impacts:

1) visual impacts

a) the views of buildings from different distances:

i long-range views – these require attention to be paid to the design of the top of the building. It should make a positive contribution to the existing and emerging skyline and not adversely affect local or strategic views

ii mid-range views from the surrounding neighbourhood – particular attention should be paid to the form and proportions of the building. It should make a positive contribution to the local townscape in terms of legibility, proportions and materiality

iii immediate views from the surrounding streets – attention should be paid to the base of the building. It should have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks and other open spaces

there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy.

- b) whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding
- c) architectural quality and materials should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan
- d) **proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area ...**

Public access

- D Free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.

The supporting text includes the following key paragraphs:

The higher the building the greater the level of scrutiny that is required of its design. In addition, tall buildings that are referable to the Mayor, must be subject to the particular design scrutiny requirements set out in Part D of Policy D4 Delivering good design.

A tall building can be considered to be made up of three main parts: a top, middle, and base. The top includes the upper floors, and roof-top mechanical or telecommunications equipment and amenity space. The top should be designed to make a positive contribution to the quality and character of the skyline, and mechanical and telecommunications equipment must be integrated in the total building design. Not all tall buildings need to be iconic landmarks and the design of the top of the building (i.e. the form, profile and materiality) should relate to the building’s role within the existing context of London’s skyline. Where publicly-accessible areas, including viewing areas on upper floors, are provided as a public benefit of the development, they should be freely accessible and in accordance with Part G of Policy D8 Public realm. Well-designed safety measures should be integrated into the design of tall buildings and must ensure personal safety at height.

The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of sunlight and shadowing there is in the public realm and by surrounding properties.

The base of the tall building is its lower storeys. The function of the base should be to frame the public realm and streetscape, articulate entrances, and help create an attractive and lively public realm which provides a safe, inclusive, interesting, and comfortable pedestrian

experience. The base should integrate with the street frontage of adjacent buildings and, where appropriate, enable the building to transition down in height.”

5.8

Stephen Levrant of Heritage Architecture reaches the following conclusions that are directly relevant to Policy D9 and the design and heritage policies in the City Local Plan:

1. St. Helen’s Square is an open public space of considerable townscape value by virtue of its form, contribution to accessible public realm, and historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects in the 1960s).

2. The creation of the square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public.

3. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen’s Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).

4. St Helen’s Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.

5. The submitted assessment (Tavernor, Dec 2023) admits that the intrusion of the revised proposals on the square would incur ‘some harm’ to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals, undertaking an internal balancing exercise to come to this conclusion. It is strongly contended the design changes do not offset the harm. The loss of open space is not “slight” and the ‘benefits’ of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.

6. The significance of St Helen’s Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in ‘no harm’ overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen’s Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

7. It is evident that the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance (see proposed views 53, 55, 56, 61 and 64 within TVIA, Tavernor, Dec.23). These are assessed in further detail within Section E of this report.

8. This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point.

9. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

10. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.

11. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.

12. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Paul's Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building. The original design approach to the base of the building was a considerable heritage benefit and was afforded significant material weight as part of the original application.

13. When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved pedestrian connection between the two medieval churches, stating: "The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings.** This benefit is lost in the present design.

14. The current design proposal has been assessed against a now outdated version of the NPPF, and so fails to address the concept of 'beauty'.

15. The previous design, of 2016 (consented 2019), was undoubtedly 'beautiful'. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The consented tower respected the footprint and the open square setting. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the

Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way.

16. The 'tall building' character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

17. The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue together with the enlarged footprint, have eroded the character and ambience of the open space. The attempts at high-level public access, including that of the existing building on the site, through to the abandoned city schemes and High Paddington, were all failures. Other attempts at high-level free public access still suffer from a threshold barrier a casual or momentary engagement prevalent at the open Square at ground is entirely lacking and a deliberate investment in time and effort is required to make the journey upwards, placing an obligation on the participant. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

18. The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design, which** requires that new development promote an attractive environment by: Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.

19. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** also stresses that: The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted. The revised proposal is thus considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City's most important heritage assets.

20. As stated within para.206 of the NPPF (2023), 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'.

is asserted this justification in respect of settings has not been provided within the submitted reports.

21. It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

5.9 Overall, the application conflicts with the two key policies of the London Plan - Policy D8 public realm, and Policy D9 tall buildings.

6. City Plan 2040 – Revised Proposed Submission Draft

6.1 The City Plan is being reviewed. The revised proposed submission draft, City Plan 2040, reflects the City of London’s proposals for a replacement plan. It does not carry as much weight as the adopted City Plan, or the London Plan, but is an important statement of the proposed policies to promote and guide development in the City over the next 15 years.

Draft Policy S12: Tall Buildings

“... 5. The suitability of sites for tall buildings within the identified areas and their design, height, scale and massing should take into consideration local heritage assets and other localised factors relating to townscape character and microclimate...”

Impacts

1. *Tall buildings must have regard to:*
 - *the potential effect on the City skyline, the wider London skyline and historic skyline features;*
 - ***the character and amenity of their surroundings, including the relationship with existing and consented tall buildings;***
 - ***the significance of heritage assets and their immediate and wider settings;***
 - ***the environmental impact on the surrounding buildings and public realm, including daylight and sunlight, solar glare, solar convergence, overshadowing and wind shear, and the capacity of the City’s streets and spaces to accommodate the development. Consideration should be given to how the design of tall buildings can assist with the dispersal of air pollutants...***

Design and public access

2. *The design of tall buildings must:*
 - *achieve exemplar standard of architectural quality and sustainable and accessible building design;*
 - *enhance the City skyline and views;*
 - *provide adequate levels of daylight and sunlight within the new development;*
 - ***make a positive contribution to the townscape character;***

- **make a positive contribution to the quality of public realm, incorporate active frontages at ground floor and create a positive pedestrian experience;**
- **maintain adequate distance between buildings to ensure high quality experience at the street level;**
- **enhance permeability by providing the maximum feasible amount of publicly accessible open space at street level;**
- *incorporate publicly accessible open space within the building and its curtilage, including free to enter, publicly accessible elevated spaces at upper levels, which may include culture, retail, leisure or education facilities, open spaces including roof gardens or public viewing galleries;*
- *provide consolidation of servicing and deliveries to reduce potential vehicle movements;*
- *mitigate adverse impacts on the microclimate and amenity of the site and surrounding area and avoid the creation of building canyons; and*
- *demonstrate consideration of public safety requirements as part of the overall design.*

6.2 The proposal conflicts with Policy S12. The comments on Policy CS10 of the City Local Plan and Policies D8 and D9 apply with equal force to this draft policy.

Draft Strategic Policy S21: City Cluster

6.3 The City Cluster Key Area of Change will accommodate a significant growth in office floorspace and employment, including through the construction of tall buildings, together with complementary land uses, transport, public realm and security enhancements, by;

1. *Increasing the provision of attractive world class buildings that are sustainable and offer a range of office accommodation to cater for the needs of varied office occupiers;*
2. *Encouraging complementary uses including leisure, culture and retail to support the primary office function in this area and providing active frontages at ground level.*
3. *Transforming Leadenhall Market into a seven day-week vibrant destination by encouraging culture, retail, food & beverage and other complementary uses, while preserving and enhancing its historic character and appearance.*
4. *Requiring the provision of **new and improved open spaces at ground level**, free to enter publicly accessible spaces such as roof gardens and roof terraces, and cultural and leisure destinations and other facilities, that will provide additional public space and experiences for people working in the City alongside visitors and residents.*
5. *Delivering tall buildings on appropriate sites in line with Policy S12 (Tall buildings) ensuring they positively contribute to the City's skyline, preserving*

heritage assets and their settings, taking account of the effect on the London skyline and on protected views;

6. *Ensuring development proposals have regard to the immediate setting of Bevis Marks Synagogue (as set out in the Policy Map). Developments should form a positive relationship with the Synagogue without dominating or detracting from its architectural and historic value; and ensuring that the historic elements of the Synagogue's setting are preserved and enhanced.*
7. *Protecting the City's businesses, workers, residents and visitors against crime and terrorism by promoting the natural surveillance of streets, open spaces and buildings and implementing area-wide security measures, funded in part through s106 planning obligations;*
8. **Enhancing the streets, spaces and public realm to improve connectivity into and through the Cluster, and prioritising pedestrian movement in key streets such as St Mary Axe, Leadenhall Street and Lime Street; and creating new pedestrian routes through – and improving the accessibility of – Leadenhall Market.**
9. *Improving north-south connectivity for walking, wheeling and cycling through Gracechurch Street and Bishopsgate and east-west connectivity from Aldgate in the east to Bank in the west;*
10. **Delivering a high-quality public realm, maintaining the quality of the microclimate and increasing urban greening;**
11. **Activating streets, spaces and public realm at the ground floor and improving wayfinding through the streets and alleys.**
12. **Improving walking and cycling into and through the Cluster. Pedestrian movement should be given priority through re-allocation of road space on key routes during daytime.**
13. *Ensuring the provision of high-quality utilities and communications infrastructure and efficient use of the subsurface through early engagement and joint working between developers and utility providers;*
14. *Ensuring an area wide approach is 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;***
15. *Introducing new approaches to freight, construction logistics and servicing and delivering improvements to public transport to ensure the City Cluster can accommodate the planned level of growth."*

6.4 The revised proposed submission draft of the City Plan 2040 provides a clear indication of the direction of travel of policy relating to the protection and provision of open spaces. The proposal fails to enhance the primary civic space, St Helen's Square, a key requirement of draft Policy S21 and the adopted City Local Plan, and the London Plan.

Draft Policy S14: Open Spaces and Green Infrastructure

6.5 The City Corporation will work in partnership with developers, landowners, the churches and other agencies to promote a greener City by:

1. **Protecting existing open and green space;**
2. **Seeking the provision of new open and green space through development, public realm, or transportation improvements;**
3. *Increasing public access to existing and new open spaces;*
4. *Creating, maintaining and encouraging high quality green infrastructure;*
5. *Using planting and habitat creation to enhance biodiversity, combat the impacts of climate change and improve air quality;*
6. *Promoting the greening of the City through new development opportunities and refurbishments;*
7. *Ensuring new development and refurbishment protect and enhance the City's biodiversity; and*
8. *Ensuring that the provision of new and enhanced open space, biodiversity and urban greening takes account of and contributes toward the green corridors identified in Figure 18 and the City Corporation's Biodiversity Action Plan."*

Draft Policy OS1: Protection and Provision of Open Spaces

"The quantity, quality and accessibility of public open space will be maintained and improved.

1. **Existing open space will be protected and enhanced. Any loss of existing open space should be wholly exceptional, and it must be replaced on redevelopment by open space of equal or improved quantity and quality on or near the site. The loss of historic open spaces will be resisted;**
2. **Additional publicly accessible open space and pedestrian routes will be sought in major developments, particularly in and near to areas of open space deficiency, in areas such as the riverside where it is a key component of placemaking, and where pedestrian modelling shows significant pressure on City streets;**
3. *Further open spaces will be created from underused highways and on development sites where feasible. Wherever possible, existing private spaces will be secured as publicly accessible open spaces as part of development;*
4. *Improvements to the accessibility, inclusion, design, greening, lighting and biodiversity of existing open spaces will be promoted and, where relevant, secured through development; and*
5. *Open spaces must be designed to meet the requirements of all the City's communities. They should be free, accessible, welcoming and inclusive. **The***

design of open spaces should consider their context and how their use could contribute positively to the life of the Square Mile. This should include consideration of how seating, planting, lighting, and routes are designed and located; the potential for water features and noise attenuation; and opportunities for play, sport, recreation and leisure, taking into account likely users of the space...."

6.6 The draft policies for the public realm apply an even higher test for the loss of existing open space than the existing Policy CS19 of the adopted plan.

6.7 Any loss of existing open space should be **"wholly exceptional"**, and it **"must be replaced"** on redevelopment by open space of equal or improved quantity and quality on or near the site.

6.8 The loss of historic open spaces will be resisted. The supporting text to Policy 13.2 emphasises the importance of ground level open space. It states that:

*"As the City changes, **there is a need for open spaces to play an increased role in supporting the life of the City.** Open spaces provide a unique setting for people to spend time in free and accessible spaces, where they can pursue a variety of activities or simply enjoy being outdoors. **Some parts of the City would benefit substantially from increased and improved open space provision...."***

*Other places, such as the City Cluster, where there are deficiencies in open spaces and high-density development, will need to ensure that **existing ground level open space works hard and is of an exemplary standard of design.** New spaces at ground level should be created where possible and supplemented through the addition of publicly accessible roof gardens and other spaces.*

6.9 The policy places the priority on existing ground level open space. It emphasises that new spaces at ground level should be created and supplemented through the addition of publicly accessible roof gardens. This means that roof gardens can supplement but cannot replace ground level publicly accessible open space.

6.10 In conclusion, the proposals conflict with the policies relating to design, heritage and open space in the City of London Local Plan 2015, and the Emerging 2040 submission draft. The protection of existing open space, the improvement of existing open space, and the provision of more open space, preferably at street level, is a fundamental theme of the policies of the plan, reinforced by the Emerging 2040 Plan.

6.11 This conflict with multiple policies results in a serious level of harm which goes to the heart of the adopted and draft City Local Plans, and the London Plan.

7. National Planning Guidance & Legislation on Heritage & Design

7.1 National Guidance and legislation on heritage and design has been assessed in the Heritage and Townscape Assessment by Stephen Levrant of Heritage Architecture and is set out in this chapter.

Planning (Listed Building and Conservation Areas) Act, 1990.

7.2 Section 66 of the Act requires the Local Planning Authority to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,” when considering whether to grant planning permission.

7.3 It is strongly maintained that St Helen’s Square makes a positive contribution to the setting of St Andrews Church (Grade 1) and the Lloyds Register (Grade I), and its spatial quality should be preserved in accordance with the requirements of Section 66 of the Act.

National Planning Policy Framework (NPPF) December 2023

7.4 The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (NPPF para 8, point c).

7.5 Para 20 (point d) of the NPPF confirms that:

‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking) and make sufficient provision for:

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

7.6 As set out in Section F of the Heritage and Townscape Assessment, the revised scheme lacks ‘beauty’ and challenges the surrounding built environment, both modern and historic, through its complete lack of coherence and repose. Instead, it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance.

7.7 The NPPF (para 205) stresses that:

“...‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

7.8 It will be evident that great weight must be given to preserving the setting of important, Grade I heritage assets in the City, including those adjacent to the application site.

7.9 Para 206 of the NPPF stresses that:

‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’ [our emphasis added].

7.10 This justification has not been provided within the submitted Planning Statement and the degree of harm has been underplayed within the submitted Built Heritage Assessment.

7.11 As the degree of harm was not recognised within the submitted heritage report, para 208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates:

‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

7.12 It is clear the design proposals will result in some ‘less than substantial harm’ to the settings of nearby heritage assets. This is identified within the text of the applicant’s built heritage report and subsequently (but incorrectly) discounted through the suggestion the design outweighs this harm.

7.13 This conclusion is misleading and leads to a misjudgement that para 208 of the NPPF should not be engaged. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.

Conclusion

7.14 Overall, the proposal appears jarring and alien in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable.

7.15 The revised proposals for 1 Undershaft are in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act,

the NPPF (2023) and Local Planning Policies, with reference to Policy D9 (point d) of the London Plan 2021 which states:

“proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area”.

In its current form the application conflicts with the Development Plan. It should not be approved unless material considerations strongly indicate otherwise.

There are no material considerations that indicate otherwise taking into account both the harm and benefits of the proposal.

The fact that there is an alternative scheme in the form of the 2019 consent, and, there are likely to be other options, which would deliver similar benefits, and not cause any material ‘harm’ to the setting of designated heritage assets, and enhance the streetscape and public realm, is a very important material consideration.

In conclusion, it is recommended that the 2023 application is re-designed. If it is not redesigned, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen’s Square, and the townscape of St Mary Axe and Leadenhall.

8.0 Tulip Case Study

- 8.1 In November 2021, the Decision on: Land Adjacent to 20 Bury Street, London EC3A 5AX, Application Ref: 18/01213/FULEIA was issued by the Minister of State for Housing on behalf of the Secretary of State (SoS). The scheme, widely referred to as ‘the Tulip’ was dismissed following a Public Inquiry. The Inspector’s Report was dated 24 June 2021. The following sections from the Report are relevant to the current proposals.

Key Points of Relevance to the 1 Undershaft Application

- 8.2 The Tulip involved the loss of public space at street level. There were proposals to mitigate this loss by creating new open space at street level and connected to the street on the roof of a pavilion.

- 8.3 The Mayor of London objected strongly on the grounds that the proposal conflicted with policy D9 of the then recently adopted London Plan. The Mayor made the following points in 8.5 to 8.15:

*“8.5 The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as posing a challenge for achieving the policy ambitions for growth.** The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and **as the intended setting for the Gherkin**”.*

- 8.4 This point stresses that open spaces within the Eastern Cluster should seek to be preserved, not only as significant contributors to the public experience of the area, but also as contributors to the designed setting for new Tall Buildings. This decision places considerable weight on the existing townscape character of the area, and its interrelationship to open public spaces. Paragraph 8.6 presses this point, stating that:

*“Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination... . In addition, the plaza has **significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city.** It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success”.*

- 8.5 On the differentiation of ‘public open space’ at 8.14:

“The difference between public realm at ground level and other levels is reflected in policy, in particular the more demanding requirement for its provision in emerging CoL policy (point 8.14)”.

8.6 The Mayor notes *“this was identified as a concern by the London Review Panel which observed that the roof terrace was not equivalent to fully public open space at street level”.*

8.7 Point 8.15 of the decision letter is also of relevance as it highlights the issue of access, stating that the Tulip proposal would mean that:

“Access would be regulated, restricted, and managed by security staff. It would be another heavily programmed space. The proposals would conflict with NLP policy D5, D8 and D9, LP policies CS7, CS10 and DM 10.1, the aims of the CoL Public Realm SPD, and the objectives of the City Cluster Vision 2019. This should be given very substantial weight”.

8.8 We share this concern about the roof gardens in 1 Undershaft. It is inevitable that some security will be required as visitors enter 1 Undershaft to use the lifts to the gardens. Even if it is less controlled than the Tulip, it requires entering a building and going up and down to the 11th floor in a lift. This is not the same experience as walking casually into or through St Helens Square at any time of day or night, as is currently the case and would continue to be with the extant 2019 permission.

8.9 The Mayor states at 8.65:

“...there is no evidence at all before the Inquiry that the proposals would bring additional visitors to the Tower of London. It was also accepted that an understanding of London’s heritage is better gained from visits to the assets themselves. Moreover, elevated views of London’s heritage are plainly something offered by all consented and existing viewing galleries.”

8.10 On this basis, the Mayor does not consider there to be any material heritage benefits of the viewing platform. We take a similar view on the viewing platform above Leadenhall Street in 1 Undershaft. There is no heritage benefit from that view being created. St Paul’s appears “naturally” in countless views from streets and spaces in the City and around London. There are many viewing points of St Paul’s from galleries and tall buildings. There is no need for another which overhangs and puts an existing public space into shadow and removing a remarkable view of the sky framed by ancient and modern buildings.

8.11 These submissions by the Mayor on the Tulip are highly relevant to the current case and the loss of part of St Helen’s Square.

8.12 The Inspector concluded that despite the proposed mitigation there was conflict with Policy D9 of the NLP and Policy CS X of the City of London Local Plan. He states at 14.66 to 14.69:

“14.66 The plaza around the Gherkin is one of very few open spaces in the Cluster and identified as a Principal public space in the City Cluster Vision. This aligns with Aim 3 of the City Public Realm SPD for less cluttered spaces.

14.68 As much of the scheme would be built on areas currently occupied by the ramp or the offices at 20 Bury Street, the effective loss of open space would be limited to two triangles of the plaza between the Gherkin and the roads on either side. Most of the proposals would stand on space that is not currently available to pedestrians. On the other hand, the buildings would occupy some useful areas around the Gherkin and half of its 360o setting would be lost. Functionally, there would be less space at ground level for public use or circulation, and the whole arrangement would be more complicated, while there would be more demand for open space. In restoring the street frontage, and reflecting the Gherkin’s glazing, the Pavilion would also further enclose St. Mary’s Axe and reduce the sense of openness along the street. Shrinking the ground level open space would also harm the character of the plaza as a plinth to the Gherkin...

14.69 In conclusion, I consider that, both visually and functionally, there would be harm and benefit compared with the current arrangement. While finely balanced, I find that the loss of public open space at ground level, and the intrusions into the plaza as a plinth to the Gherkin, would outweigh the increased public open space on the roof of the Pavilion, and additional seating in the Pocket Park, as well as the removal of the ramp and its retaining wall. Overall, the proposals for the plaza count against the scheme.”

8.13 This was part of the harm which led the Inspector to recommend refusal of the application. The main reason was harm to the setting of heritage assets.

8.14 The Secretary of State (“SOS”) agreed with the Inspector. On the loss of, and impact on public space, the SOS agreed that the proposals count against the scheme at paragraph 30:

“30. In respect of the plaza, for the reasons given at IR14.66-14.69, the Secretary of State agrees with the Inspector that both visually and functionally, there would be harm and benefit compared with the current arrangement. He agrees that the loss of public open space at ground level, and the intrusions into the plaza as a plinth to the Gherkin, would outweigh the increased public open space on the roof of the Pavilion, and additional seating in the Pocket Park, as well as the removal of the ramp and its retaining wall. For the reasons given at IR14.128, he agrees with the Inspector that the proposal would be contrary to Policy D8 of the NLP and for the reasons given at IR14.135 contrary to Policy CS7.3 of the LP and that overall, that the proposals for the plaza count against the scheme. He attaches limited weight to this harm.”

8.15 He attached limited weight to this harm on the circumstances of that proposal. But it is part of his conclusion that the proposals were not in accordance with the Development Plan.

8.16 The Mayor made the following points in 8.5 to 8.6:

*“8.5 The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as***

posing a challenge for achieving the policy ambitions for growth. *The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and as the intended setting for the Gherkin”.*

8.6 Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination. They also underpin its identification as one of only two primary civic spaces in the Cluster. Those opportunities have been readily taken up, through the popular food market, cafe seating and the exhibition of sculpture. These uses are fully aligned with public realm policy and meet the needs of the City’s workers. They are only examples of how the space can be used and are not determinative of its potential. In addition, the plaza has significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city. It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success.”

8.17 St Helen’s Square is the other primary civic space of strategic importance in the Eastern Cluster. The same opportunities for activation apply to St Helen’s Square. This requires a space with scale and high quality of sunlight and daylight, and a sense of place.

Representations on behalf of C C Land – 23 April 2024



Project: 1 Undershaft – The Leadenhall Building

HERITAGE NOTE

by STEPHEN LEVRANT HERITAGE ARCHITECTURE LTD

April 2024



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EXECUTIVE SUMMARY AND CONCLUSIONS

1. St. Helen's Square is an open public space of considerable townscape value by virtue of its form, contribution to accessible public realm, and historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects in the 1960s).
2. The creation of the square in the mid-20th century contributed an important new public space to the City and revealed the architectural interest of St Andrew Undershaft Church in a way that enhances the legibility of the building to the general public.
3. The active use of this square benefits the public experience and appreciation of nearby heritage assets, including: St Andrew Undershaft Church (Grade I), St Helen's Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).
4. St Helen's Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.
5. The submitted assessment (Tavernor, Dec 2023) admits that the intrusion of the revised proposals on the square would incur 'some harm' to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals, undertaking an internal balancing exercise to come to this conclusion. It is strongly contended the design changes do not offset the harm. The loss of open space is not "slight" and the 'benefits' of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.
6. The significance of St Helen's Square as a positive component in the setting of a number of highly significant listed buildings is considerably underplayed within the submitted Built Heritage and Townscape Reports (prepared by Tavernor, Dec. 23). The report suggests the proposals will result in 'no harm' overall (after undertaking an internal balancing exercise). Although it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen's Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development

- must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.
7. It is evident that the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance (see proposed views 53, 55, 56, 61 and 64 within TVIA, Tavernor, Dec.23). These are assessed in further detail within Section E of this report.
 8. This harm is most prevalent in views across St Helen's Square, in which the distracting and stark materiality of the current design juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point.
 9. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'.
where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
 10. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.
 11. Whilst it is recognised the 2023 proposals for 1 Undershaft will bring about a number of public benefits, it is clear these benefits could be achieved with an alternative scheme which could avoid any harm to heritage assets. The 2019 proposals were considered appropriate in this regard.
 12. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Paul's Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building. The original design approach to the base of the building was a considerable heritage benefit and was afforded significant material weight as part of the original application.

13. When consulted on the previous, consented scheme, Historic England stressed the benefits of the improved pedestrian connection between the two medieval churches, stating: *“The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings.*** This benefit is lost in the present design.
14. The current design proposal has been assessed against a now outdated version of the NPPF, and so fails to address the concept of ‘beauty’.
15. The previous design, of 2016 (consented 2019), was undoubtedly ‘beautiful’. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The consented tower respected the footprint and the open square setting. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall Building, with elements of the construction exposed in a light yet ‘truthful’ way.
16. The ‘tall building’ character in the Eastern Cluster is striking and dominant. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materiality and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.
17. The revised 2023 design proposal for 1 Undershaft presents a jarring and alien element in its current context and its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable. The protruding tongue

- together with the enlarged footprint, have eroded the character and ambience of the open space. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen’s Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant.
18. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.
 19. The 2023 design heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction. This presents a direct conflict with the policies contained within the City of London Local Plan (2015), with particular reference to **Policy CS 10 – Design, which** requires that new development promote an attractive environment by: *Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.*
 20. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** also stresses that: *The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.* The revised proposal is thus considered to give rise to identifiable harm through inappropriate design, bulk and alien character. It is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (Dec 2023) and local planning policies, with particular reference to Policy D9, (point d) of The London Plan; and DM 12.1, as it undermines a well utilised, open public space within the settings of some of the City’s most important heritage assets.
 21. As stated within para.206 of the NPPF (2023), *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’.* It is asserted this justification in respect of settings has not been provided within the submitted reports.
 22. It is therefore strongly recommended that the proposals are reconsidered in order to avoid harm to built historic environment.

A. INTRODUCTION

1.1 Instruction and purpose of report

1. Stephen Levrant Heritage Architecture ('SLHA') have been commissioned by CC Land to provide an objective review of the revised proposals for No.1 Undershaft, Bishopsgate, London (henceforth referred to as 'the Site' or '1 Undershaft').
2. The Site is orientated to the south aspect of Undershaft and is bounded by the Grade I listed church of St. Helen Bishopsgate to the north, the piazza of St. Helen's square and Leadenhall Street to the south, St. Mary Axe to the east, 22 Bishopsgate and the buildings of 1 Great St. Helen's and 122 Leadenhall Street are located to the west and southwest.

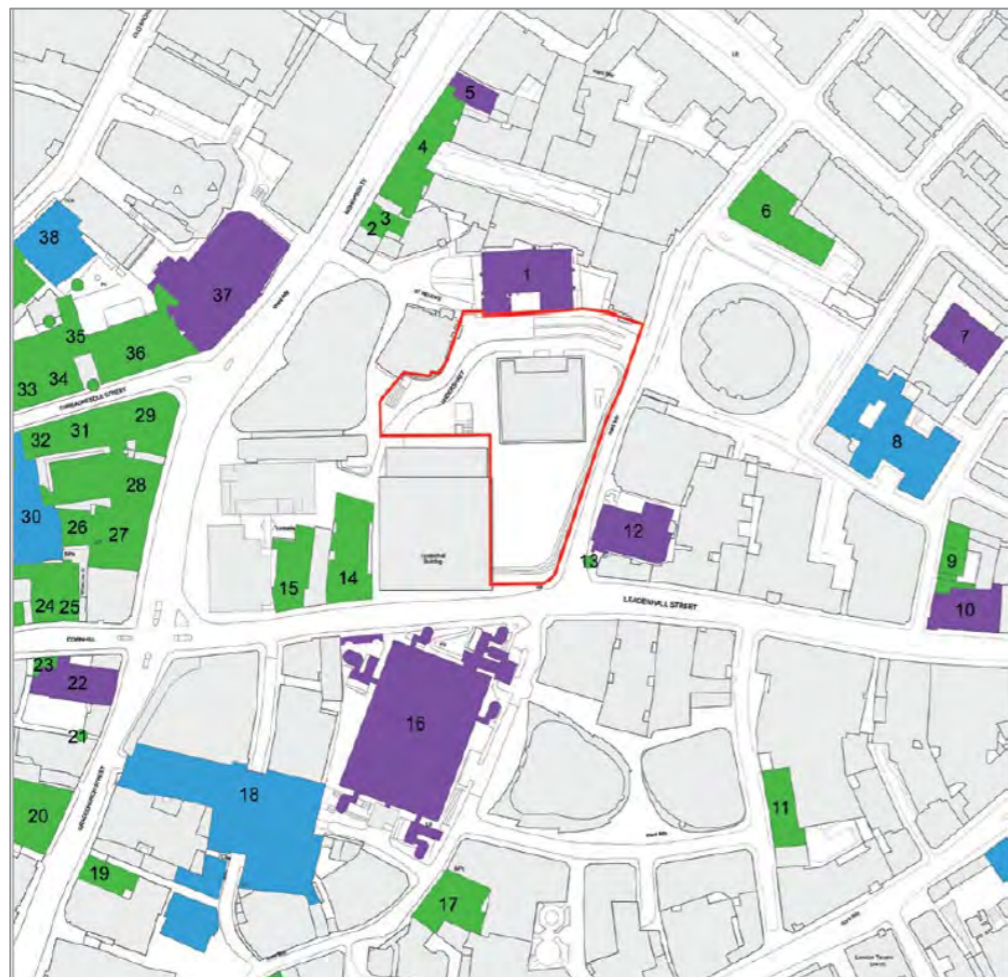


Figure 1: Listed Buildings map. Site boundary outlined in red. Grade I LBs in purple, Grade II* in blue and Grade II in green. No.1, 12 and 16 are considered to be the most affected by the revised proposals for 1 Undershaft.

3. As illustrated by Figure 1 above, the Site is located within the setting of a number of Listed Buildings. The key designated heritage assets which are the focus of this review are:

- St Helen's Church Bishopsgate (Grade I) – No.1, Fig.1
- The Lloyds Building (Grade I) – No.12, Fig.1
- St Andrew Undershaft Church (Grade I) No.16, Fig.1

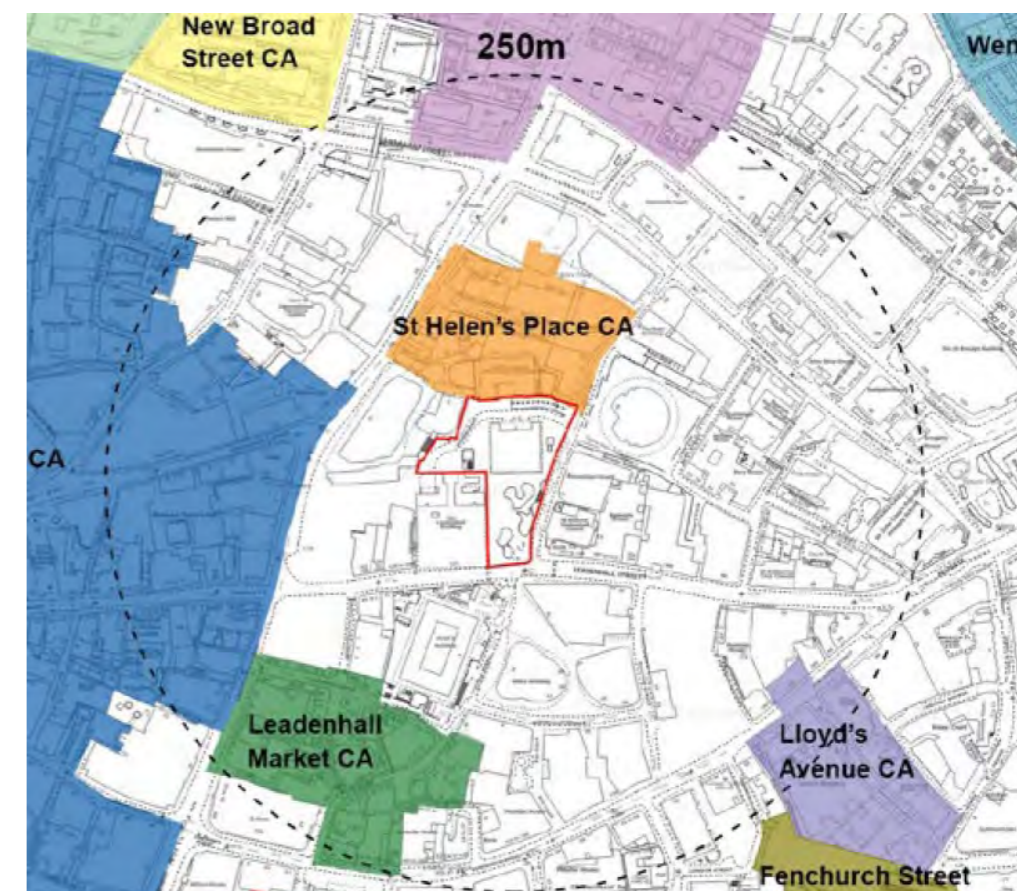


Figure 2: Conservation Areas map. Site boundary outlined in red. St Helen's Place CA shaded orange is the key designated area which is considered to be impacted by the revised proposals. Source: Map adapted from ES VOL II – Built Heritage, Tavernor, Dec 2023).

4. Although the Site is not located within a designated Conservation Area, the boundary of the St. Helen's Place Conservation Area is located to the immediate north of Undershaft; and the Bank and the Leadenhall Market Conservation Areas are located on the west and south sides of Bishopsgate and Leadenhall Street respectively.

5. 1 Undershaft falls within the Eastern Cluster and is in the immediate vicinity of prominent buildings at 30 St Mary Axe (The ‘Gherkin’), 122 Leadenhall Street (Leadenhall Building / the ‘Cheesegrater’), Tower 42, 52-54 Lime Street (The Scalpel) and the proposed developments at 6-8 Bishopsgate and 22 Bishopsgate.
6. The most recent planning application for the Site (ref. 16/00075/FULEIA) (the “Consented Scheme”) was in January 2016 and granted on 08 November 2019 for: *“Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]”*.
7. A revised planning application has been submitted (December 2023, Planning ref: 23/01423/FULEIA), incorporating a number of design changes, including: introduction of a new Podium Garden at Level 11, additional massing extruded from levels 14 to 47 that extends outwards from the main square massing volume and changes to materiality and form. Please refer to the 2019 Design and Access Statement Report (Eric Parry Architects) and the 2019 Planning Statement (DP9 Ltd) for full details of the revised proposals.
8. This report will demonstrate that these design changes will have a considerable adverse impact upon the settings of designated heritage assets and public amenity space within the immediate setting of 1 Undershaft.
9. The purpose of the following report is to assess the significance of St Helen’s Square as a component of both the built historic environment and as an integral public open space within the eastern cluster, which has gained a reputation of considerable international significance as the financial epicentre of the City of London. This significance is signalled through the quality and scale of architecture, with buildings old and new working harmoniously as a direct result of careful and well-articulated town planning.

1.2 Qualifications and experience

10. SLHA is a nationally recognised practice of Conservation Architects, Heritage Planners, Surveyors and Historic Building Consultants with offices in London, Manchester and Bristol.
11. Stephen Levrant is a chartered architect and Principal Architect of Heritage Architecture Ltd, a practice specialising in matters concerned with the historic and cultural environment.
12. After graduating from the Architectural Association School of Architecture in 1975, Stephen subsequently attained a further Diploma in Conservation from the Architectural Association in 1979 and has been a member of the Institute of Historic Building Conservation since its inception. Stephen Levrant has been elected a Fellow of the Royal Society of Arts, and of the Association for Studies in the Conservation of Historic Buildings and served on the latter committee for many years.
13. As a practice, Stephen Levrant Heritage Architecture has carried out innumerable appraisals within various legislative environments throughout the life of the company and have made a particular speciality of addressing the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) as well its predecessors.
14. Heritage Architecture conforms to the belief that detailed knowledge and understanding of both the historic environment and existing townscape character are fundamental to informing design proposals to ensure they are responsive to local character. Individual appraisals on heritage assets and wider contextual townscape analysis thus form an integral part of our work.

B. THE SITE AND CONSENTED SCHEME - BACKGROUND

1.3 Summary of Site and current Planning status

15. The former Commercial Union Building (also known as the Aviva Tower, c.28 storeys) is located within the centre of the Planning Application boundary, with an area of publicly accessible open space to the south known as St Helen's Square.
16. The existing building was constructed in the 1960s and was designed by Gollins Melvin Ward Partnership in a geometric style reminiscent of Mies Van Der Rohe. In 1992, the building suffered extensive damage as a result of the Baltic Exchange bombing and was further damaged by the 1993 Bishopsgate bomb. As a result, the building was entirely reclad in the late 1990s.
17. The Aviva Tower is currently covered by a Certificate of Immunity (COI) application (granted Sep 2022 – expiring Sep 2027). The COI means the building was assessed for statutory listing and considered not to be of sufficient interest to warrant statutory protection. It is understood the Twentieth Century Society consider the tower to be a 'non-designated heritage asset' (2023 consultation letter). This was countered by the Local Planning Authority, who have deduced the building does not warrant sufficient interest to warrant non-designated status (Committee report).

1.4 Consultation

18. It is evident there has been an extensive, on-going consultation with the Local Planning Authority and Statutory Consultees over the past decade for the redevelopment of this site.
19. In 2013, proposals for the relandscaping of St Helen's Square were submitted. Historic England (then English Heritage) raised no issue / objection with the proposed relandscaping of the square.
20. Historic England were once again consulted in 2015 for the original Eric Parry scheme (submitted 2016, consented 2019), during which time it was noted: "At ground floor level, in contrast to the impermeable footprint of the existing building, the new design is for a publicly accessible open ground floor below a triple-height raised base. **This allows permeability through the site and a visual connection between the two medieval churches adjacent to the**

site. A large elliptical court will be provided south of the proposed tower, providing a sunken public space, and ramp/stair access to a basement level retail mall that connects to the lift core of the tower to the north" the letter concluded that: "The remodelling of the ground plane around the proposed tower will introduce high quality materials, **increase permeability and create sight lines between the medieval churches of St Helen and St Andrew Undershaft. All of this will have a significant positive impact on the settings of these grade I listed buildings and could clearly result in a heritage benefit**". (HE Letter 15 October 2015).

21. The most recent response from Historic England (in response to the revised proposals 2023) relates to archaeological considerations only.
22. The Twentieth Century Society have raised strong objections to the latest scheme within their letter (dated 26 Feb 2023), stating that: "When constructed, Aviva Tower was widely published and appreciated, seen as setting a new standard for office design... Architectural writer Kenneth Allinson has since reflected on the international significance of the building in popularising the piazza-and-tower system. In 1970 the design was awarded the Structural Steel Design Special Award and the scheme attained the Civic Trust Award for Townscape and Design Co-ordination".
23. The piazza, known today as St Helen's Square formed part of the original masterplan for the area. Its significance and development are detailed further below.

C. SIGNIFICANCE OF THE SITE AND ST. HELEN'S SQUARE

1.5 Introduction

24. As outlined above, the Aviva Tower has been assessed for listing and was considered of insufficient interest to warrant statutory protection. The LPA do not consider the building to be a non-designated heritage asset, consequently the existing building has no recognised protection in local or national planning policy.
25. The Site, inclusive of St. Helen's Square, does however make a contribution to the settings of a number of designated heritage assets including, but not limited to: the church of St. Helen Bishopsgate (Grade I), the Lloyd's Building (Grade I), St Andrew Undershaft Church (Grade I), Leadenhall Market (Grade II*) as well as a number of Grade II listed buildings on Bishopsgate to the northwest and Leadenhall Street to the south west of 1 Undershaft.

1.6 Brief History of the area and Key Buildings relevant to the Proposals

26. The submitted HTVIA (Tavernor Consultancy) provides a comprehensive analysis of the long and varied history of the Site, utilising historic mapping and imagery where appropriate. The HTVIA highlights the significance of the area as a place of high potential for Roman archaeology, due to its siting within the historic settlement of *Londinium* and proximity to the Roman forum and basilica.
27. As noted above, there are two ancient churches in the close vicinity of the Site; St Andrew Undershaft Church established in the mid-12th century and St Helen's Church Bishopsgate in the early 13th century. Whilst each building has been subject to various phases of rebuilding and redevelopment over the centuries, are highly significant examples of Medieval buildings which have survived the great fire of London in 1666 and the subsequent WWII and IRA bombings. These buildings present a significant and rare grouping of pre-19th century buildings which have stood the test of time, as such, despite the significant degree of change and evolution of their setting, it is contended that the setting of these assets must be given considerable weight and importance.
28. The land which would later come to be developed with the Aviva Building was densely developed with narrow dwellings arranged around central courts, resulting in a dense urban form during the 18th century. Historic mapping and

imagery illustrate that Leadenhall Street and St Mary Axe were key thoroughfares lined with terraced buildings. Since the 16th century, a narrow route running east to north-west from St Mary Axe has meandered through the dense grain of former buildings on the site providing one of the principal pedestrian links between the two historic churches. This is exemplified in a series of historic maps in **Table 1, Appendix I.**

29. Historic imagery further suggest St Andrew Undershaft Church was designed to be a local landmark, with some 'breathing room' provided by the width of Leadenhall Street and St Mary Axe. This is well represented in Figures 3 and 4 below).



Figure 3 (left): 1817 engraving, view of corner at Leadenhall Street and St Mary Axe, with the tower of St Andrew Undershaft, ref: 4559. **Figure 4 (right):** View of St Mary Axe and St Andrew Undershaft, c.1911 looking south, ref: 4558. **Source:** London Picture Archive.

30. The character of the area became increasingly commercial throughout the 19th century, which saw the development of buildings such as Leadenhall Market (Grade II*).
31. The area was significantly impacted in the 1940s by enemy bombing, which resulted in substantial devastation of historic built form. This devastation was, however, the catalyst for a new phase of significant town planning which sought to rectify the area around Bishopsgate and St Mary Axe.

1.7 St. Helen's Square – Historical Development and Significance

32. St Helen's Square was established in the early 1960s, forming an open piazza setting to the Commercial Union Bank (the Site) and 122 Leadenhall Street (demolished), which was originally designed to accommodate office space for the Pacific and Oriental Steam Navigation Company (P&O Building).
33. The architectural practice, Gollins Melvin Ward & Partners (GMW), were appointed as lead architect for the redevelopment of the land to the north of Leadenhall Street, with the intention of designing the new office buildings as a harmonious composition of tower blocks, complete with an open piazza. Records suggest GMW persuaded their clients to combine the sites in order to tackle the 'awkward shape' of the Commercial Union site, and the shallow depth of the P & O site. An exchange of land was agreed, and outline planning consent was granted in March 1962.
34. St Helen's Square was developed as part of GMW's masterplan, signalling a new era of office development during the post-war period. The buildings themselves were well-executed examples of structural innovation, utilising both curtain walling and the suspended structural system, which in turn enabled the ground floor of the building to be dramatically lightweight in visually open in appearance. This experience of 'openness' at ground floor was enhanced by the landscaped square (refer to **Figures x and x below**).
35. Terry Brown, former senior partner of GMW Architects, stated: *"The urban design set piece it was part of, in combination with the P&O Building, demolished for the Cheesegrater, was groundbreaking at the time in that it brought two City Giants together to do a classic modern movement urban design scheme with the open space of the CU Plaza. In the fullness of time, this provided an important part of the setting for the Lloyds Building".*¹
36. The project was finally completed in 1969 and won a Civic Trust Award and the 1970 Structural Steel Design Award.² The success of the finalised scheme is further supported by architectural writer, Kenneth Allinson, who suggests the

1 <https://www.architectsjournal.co.uk/archive/parry-tipped-for-tallest-tower-in-city>

2 <https://c20society.org.uk/building-of-the-month/gollins-melvin-ward-partners-aviva-tower-london>

building is of international significance through "popularising the piazza-and-tower system".³

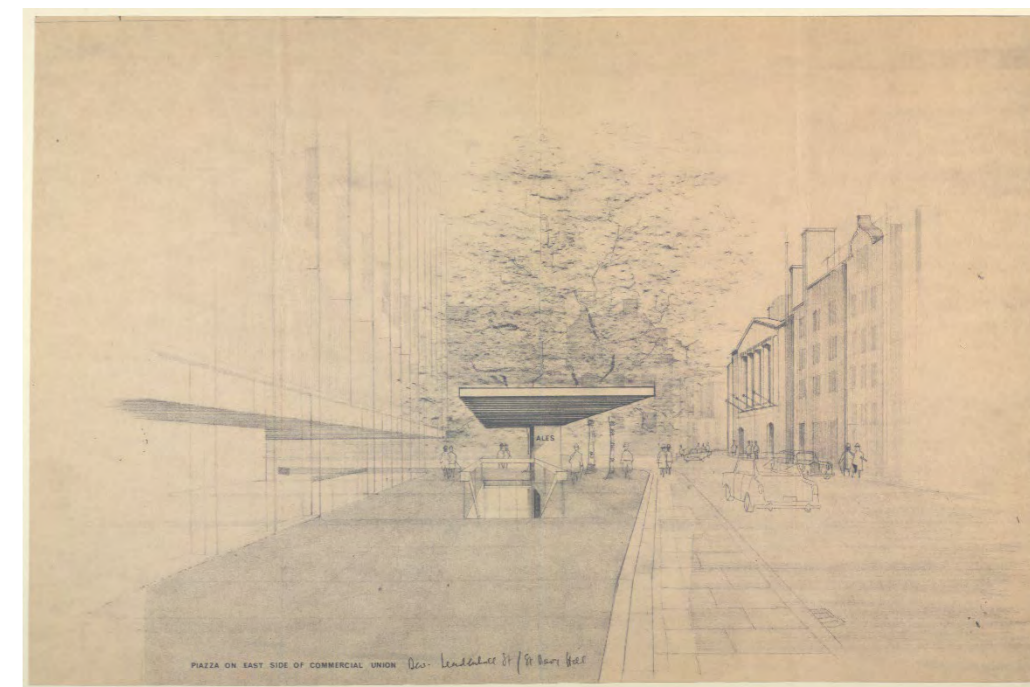


Figure 5: 1964, Artist's Sketch of Piazza on East Side of Commercial Union Building. **Source:** London Metropolitan Archives. Reference Code: COL/SVD/PL/02/0597

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Figure 6: 1980s photo of St Mary Axe and Leadenhall Street, City of London. It incorporates the Aviva building to the left, and Lloyd's Bank on the corner, with the church of St Andrew Undershaft next door. Ref: 53371 **Source:** London Picture Archive.



Figure 7: 1973 Commercial Union Tower (Aviva Tower), 1 Undershaft, City of London: the pedestrian walkway leading into the first-floor of the building (podium level), linking to the P&O building. **Source:** RIBA Ref No RIBA121146.

37. Both St Andrew Undershaft Church and St Helen's Church Bishopsgate were listed at Grade I on 4th January 1950.
38. It can be assumed, therefore, that these assets would have been key considerations during the development phase of the GMW masterplan. This consideration is particularly evident in historic images of the completed development c.1960-1970s, which illustrate the prominence placed on St Andrew Undershaft Church as a local landmark. Although its historic setting has been compromised, the church has maintained its position as part of the setting of the square, forming a key focal point. The creation of the square in the mid-20th century provided an important new public space to the City and revealed the heritage asset in a way that enhances the legibility of the building to the general public. St Helen's Square is thus considered to make a beneficial contribution to the setting of the Grade I listed church, and thus, any compromise to the three fundamental aspects which preserve its character are likely to give rise to a harmful impact on its setting.
39. In the 1980s, the Lloyds building (Richard Rogers Partnership - RRP) became part of the City fabric which has addressed the Square from the southern aspect, and although this may not have been an overt criterion in its design, it now has an established relationship and is seen and appreciated in conjunctive views. The Lloyds Building was listed at Grade I on 19th December 2011 for significant architectural and historic interest as a pioneering example of 'High Tech' architecture. The building is also listed for 'group value', for which it is described as having, '*many listed neighbours and it forms a wonderfully incongruous backdrop to many of these in captured vistas throughout the City. It has particular group value with the adjacent Grade II* Leadenhall Market, a significant Victorian commercial building to which Lloyd's itself nods with its glazed atrium*'.
40. Following the establishment of the Lloyds Building in the 1980s, the area saw further change, instigated by the IRA bombings of 1992 and 1993, which resulted in considerable devastation to the Bishopsgate area and a subsequent need for regeneration and rebuilding. The bombing severely affected the Aviva Tower and the P&O building fabric, however, the composition of St Helen's Square and remarkably, the St Andrew Undershaft Church, survived.

41. The need for redevelopment has now been fully realised with the construction of high-quality skyscraper buildings, principally following suit in successful application of the post-modern and High-Tech style, including: “the Gherkin” (Foster + Partners, completed 2004), the Leadenhall Building or ‘the Cheesegrater’ (RSHP, completed 2013) and 22 Bishopsgate (PLP architecture, completed 2020).
42. St Helen’s Square retained its original stepped and sunken form throughout the last 20th – early 21st century, up until the recent relandscaping scheme implemented in c.2017-2018 (by Maylim). Although this has altered the original appearance and levels of the square, the fundamental aspects that maintain its character have been preserved, these being: physical extent, responsiveness to scale of surrounding buildings and relationship to the open sky.



Figure 8: St Helen’s Square today. View looking south-west across the square towards the Leadenhall building. The Grade I listed Lloyds Building is discernible to the far left, to the southern end of Leadenhall Street. The Square has been relandscaped with curved stone planters and tiered pedestrian walkways (completed c.2018).

D. CHARACTER OF THE AREA

1.8 Existing Character

43. For the purposes of this assessment, the study area is limited to the immediacies of the Site, given this is the point of focus with regards to significance and impact. The relative boundaries are St Helen’s Church Bishopsgate to the north, St Andrew Undershaft Church to the east, Lime Street to the south and the A10 to the west.

St Helen’s Square



Figure 9: St Helen’s Square, view orientated south-east. The Grade I listed Lloyds Building is discernible to the far right and the Church of St Andrew Undershaft Church (also Grade I) to the far right. 52-54 Lime Street (The Scalpel) is positioned to the centre of the image. **Source:** Site images, March 2024 – SLHA.

44. St. Helen’s Square is an identifiable, open public space of considerable townscape value, by virtue of its scale, form and contribution to accessible public realm. The Square further benefits from historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects) and physical and visual relationship to surrounding buildings, old and new alike. As noted in the previous section, the square has recently undergone a relandscaping scheme which has altered its original design;

however, the overarching spatial qualities, use and positive relationship to the surrounding townscape remains unchanged.

45. The space is actively used in the summer months, benefitting from being a central location amongst a variety of tall office buildings which receives good sunlight exposure. The scale of the space allows opportunity for activation, attracting large numbers of people and events, and also a place for quiet reflection in the setting of the Church, enhancing its setting. The active use of this square is thus considered to benefit the public experience of the built historic environment.
46. The demolition of the P&O building in 2008 altered the original composition of GMW's masterplan. The Leadenhall building was established in its place. RSHP's website asserts "*the lower levels are recessed on a raking diagonal to create a spectacular, sun-lit seven-storey high space complete with shops, and soft landscaped public space. This public space offers a half-acre extension to the adjacent piazza of St Helen's Square*".⁴

⁴ <https://rsdp.com/projects/office/the-leadenhall-building/>



Figure 10: St Helen's Square (north), view orientated west. East elevation of the Leadenhall Building (aka 'the Cheesegrater') is exposed. The open form of the base of the building evident to the left. **Source:** Site images, March 2024 – SLHA.

Undershaft

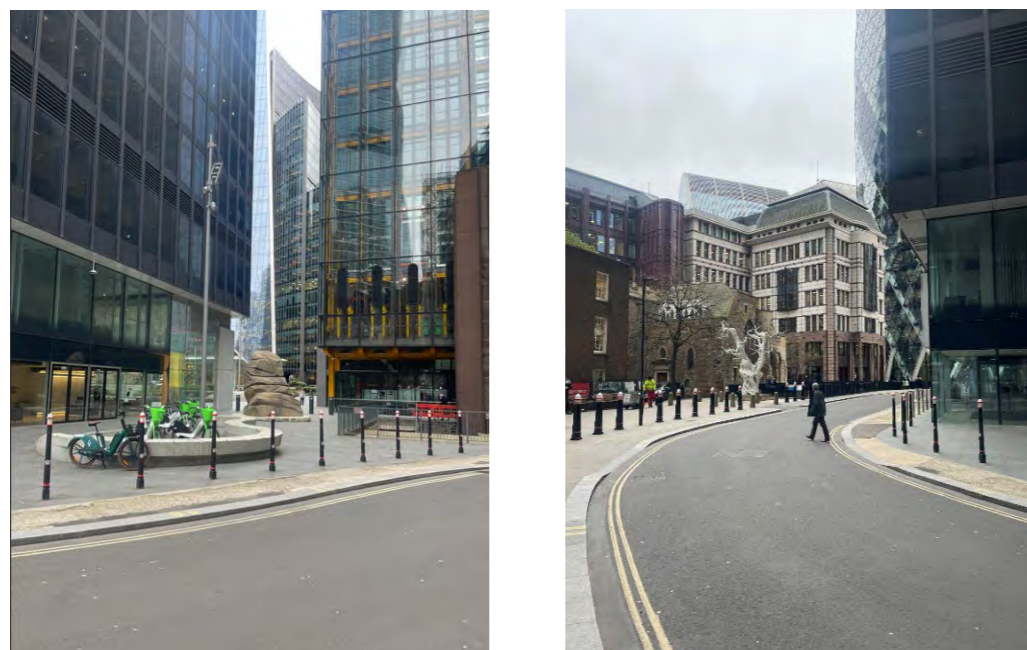


Figure 11 (left): Undershaft west, Aviva Tower to the left and rear of the Leadenhall building to the right, allowing for glimpsed views of St Helens Square. **Figure 12 (right):** View looking south-west across the square towards the Leadenhall building. The Grade I listed Lloyds Building is discernible to the far left, to the southern end of Leadenhall Street. **Source:** Site images, March 2024 – SLHA.

47. The land to the north of the Aviva Tower, known as 'Undershaft', is a comparatively secondary public space, by virtue of its siting, and lack of cohesion with surrounding buildings. Whilst the area is not inherently experienced as a negative space, it is generally used as a 'back-of-house' space to neighbouring buildings, including the Aviva Tower and the Leadenhall Building. This is exacerbated by the car ramp which is located to the south of St Helen's Church Bishopsgateyard (identified as an area of separate townscape character).

Tall Building character



Figure 13 (left): Aviva Tower to the left and rear of the Leadenhall building to the right. **Figure 14 (right):** View looking south across the square towards 52-54 Lime Street, Lloyds Building to the centre right and Leadenhall Building to the far right. **Source:** Site images, March 2024 – SLHA.

48. The 'tall building' typology is the most striking and dominant in this part of the City. Leadenhall Street was historically, and continues to be, the key throughfare running east to west through the City core. The street is now lined with buildings of considerable height and mass, reflecting the changing needs and economic development of London's financial core.
49. The catalyst for this building type was instigated in the mid-20th century in the years after WWII, with the introduction of GMW's Commercial Union Building and the P&O building, for which St Helen's Square provided an open, piazza setting. The innovative use of glazed curtain walling was pioneering for this area, an approach which has been taken for the majority of subsequent tall buildings, which have sought to exemplify modern building technique and are thus, inherently significant examples of their time. Key examples include: the Lloyds Building (Grade I), the Gherkin (41 storeys) and the Leadenhall Building (50 storeys), see Figure 13.

50. More recent developments in the Eastern Cluster, such as 22 Bishopsgate (62 storeys) and 52-52 Lime Street aka the ‘Scalpel’ (38 storeys), are also of considerable height and scale, solidifying the skyscraper identity of this part of the City (Figure 14).
51. Each of these tall buildings, whilst distinctive in their own right, present a harmonious composition through use of lightweight, reflective materials and glazing. Close range views from the surrounding streetscapes illustrate that the buildings work together harmoniously in townscape views, allowing one another to be read in isolation, with their full elevations and external form appreciable, but can also be read as a collective and striking cluster in long-distance views from the wider cityscape.
52. The wide streets and open spaces contained within the eastern cluster are integral to the ability to appreciate each tall building and its architectural interest from a human scale. The townscape interest of the Eastern Cluster is appreciated at an international level, and thus, it is necessary for new design and development to respect the existing harmony between open spaces and built form and to be of outstanding quality.

Historic Character



Figure 15 (left): St Andrew Undershaft Church (Grade I), Gherkin visible to the north.
Figure 16 (right): St Helen's Church Bishopsgate Church (Grade I), Gherkin and Aviva Tower visible beyond. **Source:** Site images, March 2024 – SLHA.

53. Areas identified as being of 'historic character' principally relate to buildings or sites which convey pre-19th century origins and are of significant historic interest, including St Helen's Church Bishopsgate and its grounds and the Grade I listed St Andrew Undershaft Church, which is located to the southern aspect of St Mary Axe. Both buildings are significant and rare examples of Medieval townscape fabric which have survived various events, from the Great Fire of London to the IRA bombings of the early 1990s,
54. The fabric, character and materiality of these historic buildings present a tapestry of stone ashlar, brick and slate, signalling the various rebuilding phases over the centuries. This does not diminish their significance by any means, conversely, the eclectic mix of materials emulate the importance of these ecclesiastical buildings in this area over time.

1.9 Proposals – Impact on Character

55. The submitted Townscape Assessment (TVIA, Tavernor, Dec 2023) identifies the Site as being contained within Townscape Area 1: City Cluster. As illustrated in Figure 17 below (adapted from Figure 4.12, pg.14 of the submitted TVIA) this is a substantial area, covering nearly the full extent of 250m radius around the Site.

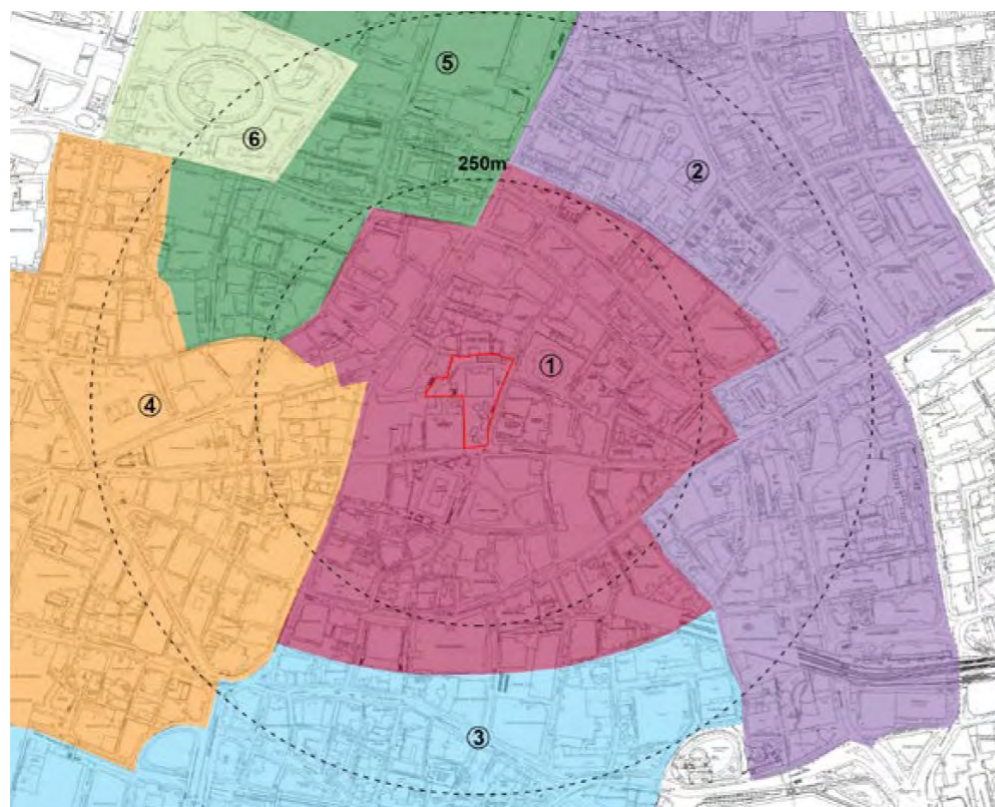


Figure 17: Townscape Character Areas Map. **Source:** Tavernor ES VOL II, Townscape report, December 2023).

56. Within the assessment, there is little suggestion of the distinction of particular key open spaces, individual character (as suggested above) or how these are experienced in tandem with one another. The assessment of TCA1 fails to mention St Helen’s Square and its significant contribution of open public space, and the benefit this has on the legibility and permeability of the townscape.

57. The assessment simply states that: *There are some historic buildings, including the neighbouring Grade I listed churches, and pockets of historic townscape (primarily St. Helen’s Place and Leadenhall Market Conservation Areas) within this TCA, all of which are set within close proximity to tall modern development.*

The Proposed Development would be consistent with this existing townscape context in which the heritage assets are experienced and, while in some cases intensifying it, the Proposed Development would not change the fundamental character of that townscape context.

58. This assessment is heavily oversimplified and does not convey the nuances of the character and building typology of this area. This oversimplification of the baseline has led to an oversimplification of the impact on character.

59. It is evident that the revised proposals for the Site will have a *fundamental* and *significant impact* on the way in which heritage assets are understood and experienced within their setting. This is addressed in further detail in the following section, utilising the verified visuals from both the 2019 application and subsequent 2023 Planning application.

E. BUILT HERITAGE AND TOWNSCAPE IMPACT - DISCUSSION

1.10 Introduction

60. The approved 2019 application and subsequent 2023 application for 1 Undershaft is supported by a detailed Built Heritage and Townscape assessment (Tavernor Consultancy), comprising two separate reports (submitted as ES Vol II, parts 1, 2 and 3 respectively).
61. Within the revised application, the Built Heritage and Townscape assessment is supported by verified views (70 locations were agreed with the CoL), supplementary non-verified views (27) and supplementary verified renders (24). The focus of the following report is on local, streetscape views around Leadenhall Street, St Mary Axe and Undershaft.
62. The key material change relates to how the base of the revised proposals relate to the existing heritage and townscape context around Leadenhall Street, Undershaft and St Mary Axe respectively.
63. In light of the above, the following impact discussion focusses primarily on the potential impact on receptors in the immediate setting of the Site.

1.11 Importance of the baseline – Significance of St Helen’s Square

64. An understanding of the baseline position (i.e. existing setting) is of considerable importance, as it is the ‘true’ position from which to assess whether a proposal will incur a beneficial, neutral, or negative effect.
65. The built heritage and townscape report (Tavernor, 2023) appears to understand the significance of St Helen’s square as a positive contributor to the setting of St Andrew Undershaft Church, stating that: *“The existing plaza on the Site is a post-war intervention and does not reflect the historic setting of these listed buildings. It is not an aspect of setting that contributes directly to the heritage significance of the Church and associated railings and its heritage significance would not be affected in principle by the remodelling of this space as envisaged by the Proposed Development. The **existing open space does, however, form a positive aspect of the modern setting of the Church** by enable open views across the square and from Leadenhall Street. Whilst the open square is not part of the historic setting of the church, it does nonetheless enable an appreciation of its special architectural and historic interest (i.e.*

its heritage significance) by increasing the listed building’s prominence in the streetscape” (pg.316, Built Heritage report, Tavernor Dec. 2023).

66. The assessment also admits that the intrusion of the revised proposals on the square would incur some harm to the setting of the Church, but suggests this harm is offset by the design benefits of the proposals. The assessment states that: *“Overall, **the Proposed Development would result in a slight adverse impact on the ability to appreciate the heritage significance of the church though the increase in massing and subsequent slight loss of open space from which to appreciate the church.** However, the Proposed Development would also result in numerous beneficial impacts to the setting of the church, including high-quality architectural design, public realm and landscaping proposals, and contribution to the settings of nearby heritage assets (pg.316, Built Heritage report, Tavernor Dec. 2023).*
67. The loss of open space is not “slight” and the ‘benefits’ of the proposed scheme are not equal to those identified in the consented scheme and should not be afforded the same degree of material weight.
68. As noted in the significance appraisal above, St Helen’s Square was a carefully considered and well-articulated masterplan which sought to address the physical devastation of the Second World War, whilst signalling a new era of design and innovation with new office buildings, both in their structural form, scale and design; taking cues from the Seagram building in New York.
69. The Square was a significant component of this masterplan, addressing the scale and ambition of the new office buildings. The Square has a secondary layer of significance through its ability to respond equally to historic buildings of a more modest scale, whilst also being an effective and accessible public space.

1.12 Surrounding Heritage Assets – baseline

70. The Built Heritage Assessment identifies the setting of each Grade I listed building around the Site as having ‘low susceptibility for change’. As evidenced within the methodology section, this suggests the *“heritage receptor can accommodate change without altering its significance or ability to appreciate that significance”*. This conclusion is severely reductive and creates a baseline which is open to interpretation.

71. Whilst it is very much agreed that the historic setting of St Andrew Undershaft Church and St Helen’s Church Bishopsgate has been severely eroded, this does not provide sufficient justification for further harm. The very fact that their setting has been compromised, necessitates a much more carefully considered approach for future development, ensuring cumulative impacts do not further erode the ability to appreciate the considerable significance of these of these Grade I listed buildings. Therefore, each planning application for a new development must be rigorously tested against the baseline, and alternative schemes which may reduce or indeed negate any harmful effects.

1.13 Impact of the baseline on perception of effect

72. As Historic England’s 2019 Guidance Note on ‘Producing Statements of Heritage Significance’ makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact or effect. It is evident through reading the submitted heritage and townscape report (Tavernor, Dec 2023) that there is a heavy reliance placed upon rigid matrices, which in turn has diluted the degree of impact to a resounding conclusion of ‘no harm’ to the setting of any designated heritage assets.

73. The built heritage report concludes a ‘major beneficial’ effect to the settings of Grade I listed buildings closest to the Site.

74. The revised design proposals will result in clear and identifiable harm to the setting of these Grade I listed buildings, especially when compared with the consented scheme. The following section will evidence this judgement utilising the following examples of key views which have been extrapolated from the 2019 TVIA report (consented scheme) and the updated 2023 reports (revised scheme).

1.14 Methodology

75. The relative importance and interest of each heritage asset is considered in the context of its surroundings, and the extent to which the setting contributes to the interest of the asset is considered. This understanding of heritage significance is framed by the policies outlined in Section 16 of the NPPF and reaffirmed by the PPG and Historic Environment Good Practice Advice in

Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015).

76. ‘Significance’ (for heritage policy) is defined in the NPPF (Annex 2) as: “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

77. Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF as: “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

78. The process and principles set out in *Historic Environment Good Practice Advice Note 3: The Setting of Heritage Assets (December 2017)* (‘HEAN 3’) has been the primary document utilised to guide the methodology in assessing impact on heritage assets. This has particular regard to setting, as is in accordance with the sections of the NPPF just cited.

79. The Guidance for Landscape and Visual Impact Assessments (‘GLVIA’) IEMA/LI (GLVIA3rd Edition 2013) has also been referenced for the purposes of determining townscape impacts.

80. Analysis has been further supported by on-site surveys undertaken in March 2024.

1.15 St Helen's Square / St Andrew Undershaft Church - Impact Assessment

Existing + Consented

81. Existing tall buildings within this part of the Eastern Cluster present a consistently lightweight appearance at street level, allowing the contrasting materiality and form of heritage assets to remain focal points in local views. The exception to this being the Lloyds Building, which is much heavier in material and appearance, thereby cementing its presence in the streetscape. The open public spaces and open sky gaps allow of the individual expression of buildings, such as the Gherkin, to be read clearly from even close-range views.
82. The consented proposals (2019) sat comfortably within this established townscape context. This is particularly well illustrated in Verified View 61 (pg.198, Tavernor TVIA, 2016) (see Figure 18 below), in which the consented proposals for 1, Undershaft can be seen in conjunction with the Grade I listed St Andrew Undershaft Church.
83. The refined and elegant architectural approach which was applied to the previously consented scheme was demonstrably more appropriate for this area, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall Building, with elements of the construction exposed in a light yet 'truthful' way. It epitomised the Architectural Association's 1847 adage of "Design with Beauty, Build in Truth". The resultant architectural composition of the two buildings was suitably balanced and reminiscent of the original 1960s masterplan for the site, with the P&O building and Commercial Union Building built as a pair and designed to be read as a set piece, complete with an open plaza setting. The consented scheme was thus harmonious with the existing buildings around St Helen's Square.
84. The 2019 scheme also allowed for glimpsed views of St Helen's Church Bishopsgate, this *substantial heritage benefit* has been lost with the revised scheme (compare Figures 18 and 19 below). Connection and ancient linkage from St Mary Axe through narrow passageways and onto St Helen's Church Bishopsgate, was an historically important route from the 16th century - the early 20th century (refer to mapping in Appendix I). The consented scheme proposed

to re-activate this route, which would have contributed enormously to the understanding and appreciation of the area's local history.

Proposed (2023)

85. In the revised scheme, the experience of St Helen's Square is dramatically altered, with the base of the proposed building presenting a solid and distracting element in the view, with the use of terracotta materiality and projecting podium garden tongue, diverting heavily from the lightweight character of other tall buildings in the area. Refer to Figure 19 below (Verified View 53 in Tavernor 2023 report, pg.223).
86. The distracting and stark materiality juxtaposes that of other contemporary forms and dominates street level views, rather than allowing the St Andrew Undershaft Church to remain as the focal point. As stated above, the revised scheme also severs views of St Helen's Church Bishopsgate from Leadenhall Street.
87. The projecting podium garden encroaches into both the physical experience of the square, and by association, into the open setting of St Andrew Undershaft Church, disrupting the appreciation of the asset against a clear sky background. The existing built form around the Church, notably the Gherkin and the Leadenhall building, have maintained a sense of breathing space, enabling the Medieval tower of the Church to be appreciated in short-to-mid range views along Leadenhall Street and St Mary Axe.
88. The revised design proposal heavily reduces the sense of openness and will introduce an alien character in the immediate setting of the Grade I listed Church, contributing to a sense of visual clutter and distraction (compare Figures 20-24 below).
89. Whilst it is recognised that the podium garden would allow for oblique views of St Andrew Undershaft Church and glimpsed views of St Paul's Cathedral, this benefit is considered to possess limited weight, especially when compared with the 2019 scheme, which enhanced street-level views of St Andrew Undershaft Church and opened up views towards St Helen's Church Bishopsgate from Leadenhall Street. The original design approach to the base of the building was

a considerable heritage benefit and was afforded significant material weight as part of the original application.

90. Further to the above, Verified Views 55 and 56 (Tavernor 2023 report, pgs.228-234) illustrate that the latest design proposals will result in both a significant physical loss of public space, and indirectly impact upon the unified composition of existing built form in the area, with the proposed base of 1 Undershaft heavily encroaching into St Helen's Square and blocking the distinctive form of the Gherkin, resulting in a considerable loss of open sky and cluttering effect. This is demonstrably exacerbated by the cantilevering podium garden.
91. The podium element appears divorced from the tower above, exemplified through use of differing materials and proportions. The batons applied to the base of the building re-emphasize a cluttered appearance, which does not marry with the grid-like approach applied to the tower. The projecting tongue element creates further confusion to the overall composition and ability to read the new building as a standalone piece of architecture.
92. The CGIs for the revised scheme are also cropped in places, removing the projecting podium garden from the view, which is misleading.

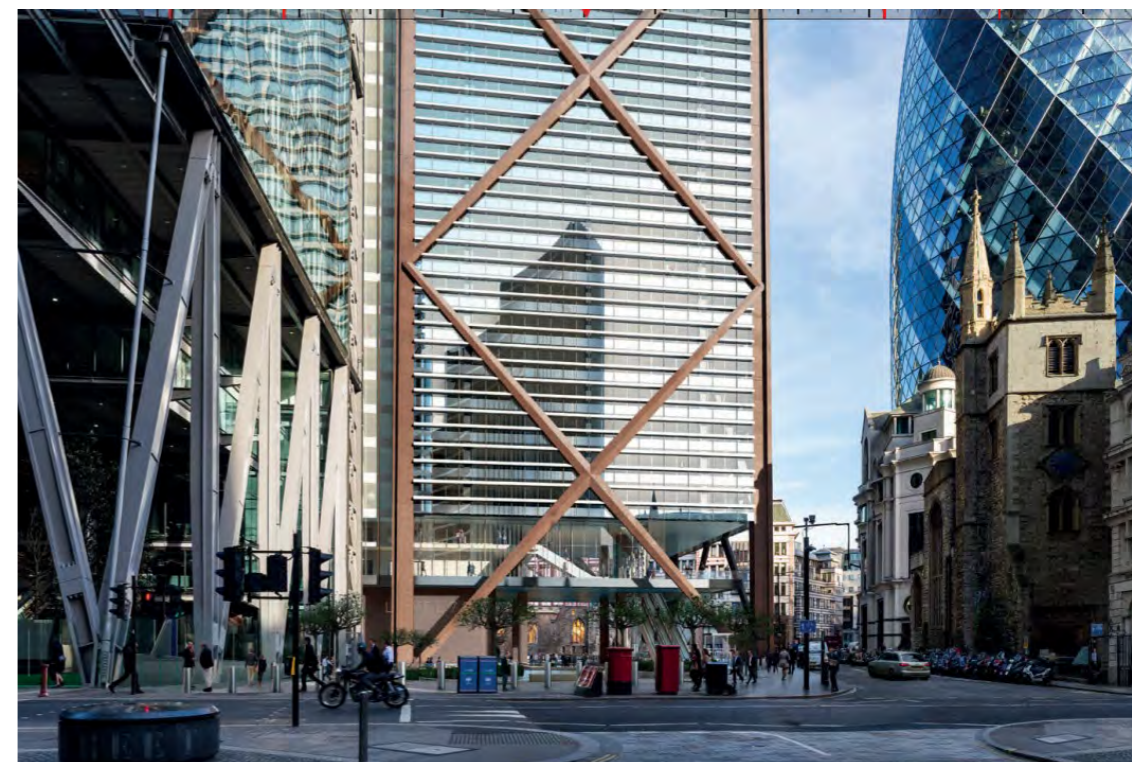


Figure 18: Leadenhall Street / Lime Street. View 61, consented scheme (2016, approved 2019).
Source: Tavernor TVIA, 2016.



Figure 19: Leadenhall Street / Lime Street. View 53, proposed scheme (2023). **Source:** Tavernor TVIA, December 2023.

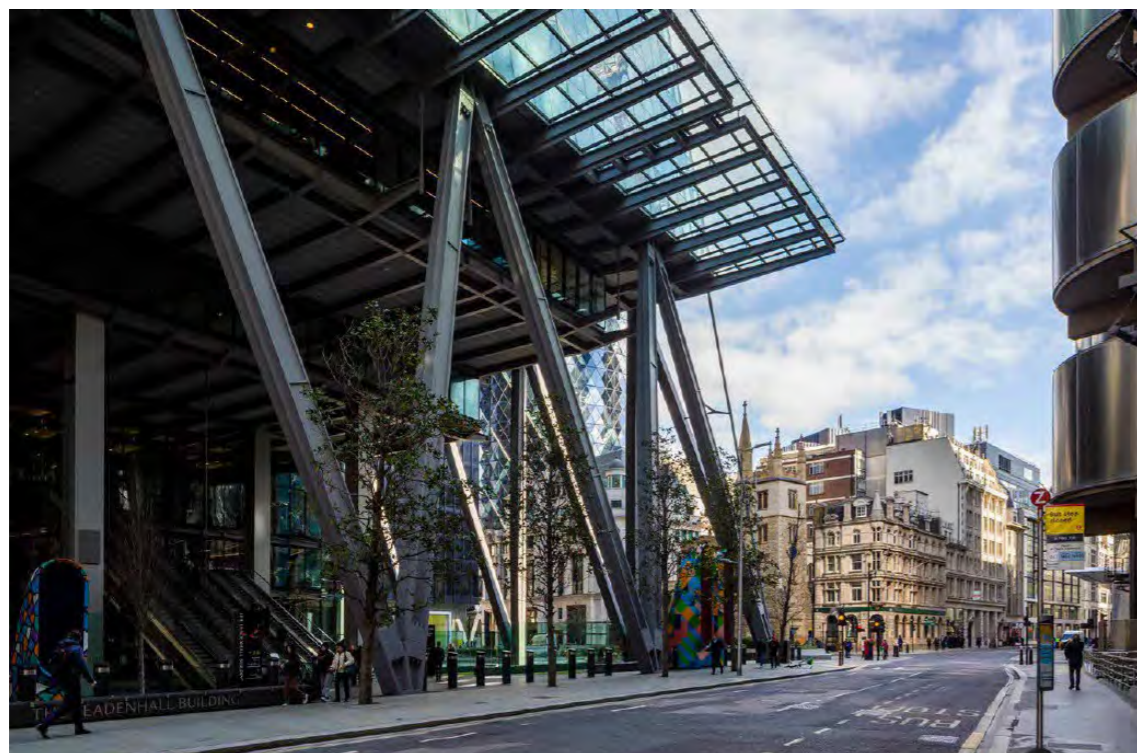


Figure 20: Leadenhall Street west. View 55, existing view (2016, approved 2019). **Source:** Tavernor TVIA, 2016.

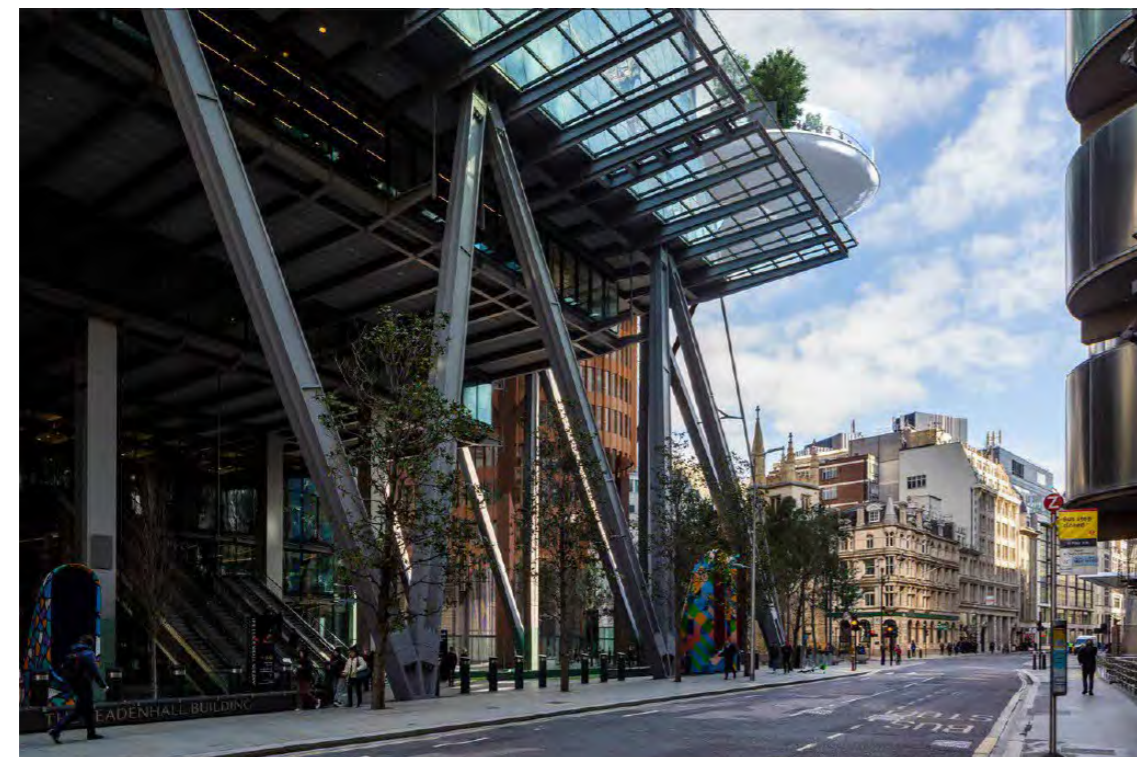


Figure 21: Leadenhall Street west. View 55, proposed view (December 2023). **Source:** Tavernor TVIA, 2023.



Figure 22: Leadenhall Street / St Helen's Square. View 56, existing (2016, approved 2019). **Source:** Tavernor TVIA, 2016.



Figure 23: Leadenhall Street / St Helen's Square. View 56, proposed (2023). **Source:** Tavernor TVIA, 2023.

93. The comparative views taken from the western aspect of St Helen's Square demonstrate the considerable loss of public realm, with the base of the proposed 1 Undershaft building encroaching heavily to the south (Figures 24-25 below). This heavily impedes on the intended, visual connection from the Leadenhall Building towards St Andrew Undershaft Church, as adhered to by Rogers Stirk Harbour + Partners in preliminary sketches.
94. The heavy base of the building paired with the cantilevering podium garden, presents a cluttered appearance and does not respond well to the existing, pedestrian experience. It is clear during the design development process of the Leadenhall Building, RSHP regarded the open space of St Helen's Square and its contribution to the neighbouring church very highly, ensuing a contextual and appropriate response which has in turn, enhanced the quality of the townscape and the pedestrian experience.
95. The base of the proposed building further fails to properly accord D9 with due consideration. The curving layers of protruding bays relate neither to the angular geometric forms of the towering blocks of the main elements of the facades, nor to the protruding tongue to which they stepped form leads, with its more free-form organic pointed shape. The heavy mullions with their apron bands wrapping the bays are oppressive and heavy and add to the feeling of dominance where there should be lightness and welcoming, relating more emphatically to the ambience of the Square. The existing contouring and openness of the Square have a positive relationship heralding the lower storey of the building which was echoed and enhanced by the consented scheme. The new proposal is set in a bland almost featureless floor of masonry which has no definitive iconography to indicate an entrance of suitable scale and status.



Figure 24: St Helen's Square. View 64, existing (2016, approved 2019). **Source:** Tavernor TVIA, 2016.



Figure 25: St Helen's Square. View 64, proposed (2023). **Source:** Tavernor TVIA, 2023.

1.16 Lloyds Building (Grade I) – Impact Discussion

96. It is noted that some of the verified views included within the original application have been altered and / or omitted (note, view 66 in 2019 app (St Mary Axe, towards Leadenhall Street – pgs.208-209 of TVIA). This originally showed clear sightline towards the Grade I Lloyds Building (Figure 26 below). The view has since been repositioned in the current application (refer to view 61, pgs 251-253 of TVIA), see Figure 27 below.
97. The original, consented scheme (2016, consented 2019) maintained clear line of sight towards the listed building, which terminated views along St Mary Axe. The revised proposal appears over dominant from St Mary Axe and does not complement the prevailing open and lightweight nature of tall buildings within the Eastern cluster. This is exacerbated by the use of terracotta materiality to the base of the building. The 2023 scheme is at odds with the street scene, introducing a bulky and distracting element which does not align with the existing, lightweight of built form in the area. Its complexity and use of terracotta-like materiality is at odds with the prevailing high-tec character of new buildings around St Marys Axe and Leadenhall Street.
98. The conclusion of ‘major beneficial’ in views from St Mary Axe is therefore refuted. As has been demonstrated in previous views, the consented scheme is much more appropriate and maintains the sense of spatial character and setting of the Lloyds Building. The consented scheme preserves and indeed enhances the ability to appreciate the special interest of the Lloyds Building, whereas the revised proposal causes a clear and measurable degree of harm, albeit less than substantial.
99. The Built Heritage and Townscape Assessment (ES VOL II, pg.268) suggests the podium garden would “relate well to the curved stair tower of the Lloyd’s Building. The reflectivity of the proposed ceramic tiled soffit would also complement the reflective character of the listed building’s metal cladding”. This is a rather confusing assessment of the proposed scheme, which suggests the revised design is somewhat consistent with the form and high-tech style of the Lloyds building. As the visuals demonstrate, the buildings do not read as a cohesive pair and present inherently different architectural styles.



Figure 26: St Mary Axe. View 66, consented scheme (2019). **Source:** Tavernor TVIA, 2016.



Figure 26: St Mary Axe. View 61, proposed scheme (2023). **Source:** Tavernor TVIA, 2023.

F. EVALUATION OF REVISED DESIGN PROPOSALS

100. The latest edition of the NPPF, as issued in Dec 2023, includes the addition of 'Beauty' throughout the document and is now very much enshrined as part of government policy, following the publication of the 'Building Better Building Beautiful' Commission.
101. The quality of design is also encapsulated in the Government's, National Design Guide.
102. Although the Built Heritage and Townscape Assessments (ES VOLUME II, THVIA) are dated December 2024, it uses the NPPF edition from September 2023 and thus fails to address the important changes in the edition of 2024. One of the most important additions is the application of "Beauty" and "Beautiful" throughout the document. The DAS also fails to address the policies contained in the latest NPPF.
103. Under section 2 of the THVIA, Legislation and Planning Policy, Context 2.4; it states that Chapter 12 of the NPPF is entitled 'Achieving well-designed places'. It is now entitled "Achieving well-designed and beautiful places." Thus, being able to evaluate the quality of design and architecture is ever more important and relevant. Further, the current edition of the NPPF (December 2024) as the emphasis on beauty as a thread running throughout the document.
104. The qualitative appraisal of the quality of architecture has been expounded for at least 2000 years, but the examination of objectivity and beauty probably dates from 1757 with the publication of a '*Philosophical Enquiry into the Origin of Our Ideas of the Sublime and Beautiful*' by Edmund Burke. Other treatises have appeared from then up to the present day with Roger Scruton's '*Beauty: a Very Short Introduction*' of 2011. The works that deal specifically with beauty in architecture are many, and those written before the last war use a common set of values and criteria to objectively assess qualities. One of the most succinct and erudite is "*Essentials in Architecture, an analysis of the principles and qualities to be looked for in buildings*" by John Belcher, 1907. He divides his treatise into four hierarchical parts: I, principles; II, qualities; III, factors; IV, materials. Of Principles there are only two, viz: "Truth" and "Beauty". These are encapsulated in the motto of the Architectural Association, founded in 1847 "Design with Beauty Build in Truth." Belcher's very short chapter on beauty

expounds that it is a "very elusive principal, and despite the many efforts of the be made to determine its essential nature, it still remains "*dearer for its mystery*". However, he does go on to give the qualities that define and contribute to beauty, such as "*a noble building of imposing mass and graceful outlines (which) strikes deep and solemn cause in the human heart*" and (*has the*) power to kindle the imagination and purify and stimulate the emotions". The appreciation by the relations of the different parts to the whole and to one another in a building, and there is a further effect of grace and vitality, and incorporates "marvellous finish" combined with exquisite proportions to delight the eye.

105. The new proposal for "the Lick" building is not an object of beauty, and it must be assumed that it is not intended to be. The building is aggressive both in its stance and in the approach to its design. To understand more fully why the existing design is not beautiful, the attributes and qualities of the previous design, and of the existing building, need to be understood and fully appreciated.
106. The previous design, of 2016 (consented 2019), was undoubtedly beautiful. It was a direct descendant of the present building, which although mutilated, introduced the beauty of pure geometrical form, and proportionality of scale in its taxis. The existing building utilises the Meisian device of giving a setting "tower and piazza", that even in the restrictive confines of the Square Mile, the space created is an essential element in the design. The space, now formed by St Helen's Square, is the setting of the building, in stark contrast to the previous 2000 years of dense, close-grain development the architects GMW, and, more importantly, their clients, had realised is part of the intrinsic value of that space. Notwithstanding the reservations about the design of the landscaping within, St Helen's Square was provided as an altruistic spin-off from pure design principles. The previous design continued that ethos, by reimagining the architecture to suit the present-day context, by increasing the height of the tower. When the present building was erected, the general datum of height was substantially lower than now, and in order to have presence and make a positive contribution to what is now the "Eastern cluster" that height is not only justified but essential.

107. However, Mr Parry did not simply extrude the design of the present building (which would have been untenable, if not intolerable) but with the support and understanding of his clients, continued an enhanced ethos. The consented tower respected the footprint and the open square setting. The tower was a triumph of contextual architectural expression, lifting the design above the merely competent, by subtly tapering the form, redolent of the entasis in the classical language, and achieving the same effect of visually enhancing the height and emphasising its verticality and slenderness. The cross bracing in that previous design is another important element of the architectural expression. It wraps and holds the form, but its success is dependent on its proportionality. This is the most subtle and difficult element to successfully achieve, although both the overall tapering form and the tapering diamond cross-bracing are familiar architectural tropes, they are here interpreted and combined in a way which lifts the design quality with élan and bravura.
108. Another element in the attributes of the previous design is its materiality. Although zero carbon aspirations have had a dramatic effect on material selection since the previous scheme was designed, it was intended to provide a distinguished presence without ostentation. These attributes contribute to the qualities of the previous building design; the paramount of those being repose. The essential quality of restfulness, the building belonging to its site and context. The concept of Repose, first articulated intellectually by Ruskin, is the vital element in assessing beauty. The qualities of proportion and scale are also contributors. Scale – not size *per se* – is considered in both the building itself and its context. The former is concerned with the elements and their functionality of use in the relationship of the various parts, particularly in the curtain wall construction, fenestration and framing; and the proportionality contributes to the appropriateness of scale. Even slight variations in the proportional relationship can upset the sense of repose, in the previous design it is well-balanced and supremely competent.
109. Scale at the contextual level, defines the height and relationship to the surrounding buildings and spaces. The footprint, height, slenderness and form, all contribute to harmonious depiction of scale in context. This is continued through the grounding of the building on the Square, which is a natural and cohesive element of the building, not only proportionally but in recognising an

- iconography that identifies the entrance as a feature and most importantly carries through into the setting of St Helen's, reviving the significant pedestrian link between the Churches.
110. These are all components in the objective appraisal of beauty.
111. The present design is the antithesis of beauty. Instead of dignified repose, it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance. The canted sections of the lower blocks are too bulky to have the charm of bays, and horizontal bands that separate the blocks are poorly proportioned and have discontinuity in the taxis. The tripartite massing has a disparate appearance resting on an eclectic base storey that is unbalanced and lacks the visual sturdiness of the piloti prevalent on other more recent architectural conceits. The top-most block, retaining its truncated footprint and battered elevations, but whereas the previous tower had the benefit of a continuous full height batter redolent of entasis, this has been so eroded as to be almost imperceptibly meaningless. By retaining that element, it appears as if the original design has suddenly grown bloated excrescences that are overbearing and oppressive.
112. The protruding "tongue" adds insult to injury. The impetus for this appears to be in mitigation for the loss of the public open space of St Helen's Square. It is an alien feature that disrupts the already disparate stacked form. Such a protrusion has no precedent, but also no justifiable rationale. Attempts to provide free, high-level public access present challenges for permeability and engagement. These high-level public spaces lack the casual or momentary engagement that is currently prevalent within the accessible, ground level space provided by St Helen's Square. Instead, reaching these higher levels requires a deliberate investment of time and effort, placing an obligation on the participant.
113. Even with the design rationale of the present proposal, the tongue does not flow from the elemental form but is planted in ungainly superposition on already incoherent and disparate taxis. There is nothing endearing or beautiful about a protruding tongue. It is a universal gesture of insult. The opportunistic acquisition of airspace over the established public Square, is a stark contrast to the altruistic architectural concepts of the existing and previous designs. The

protruding tongue together with the enlarged footprint have eroded the character and ambience of the open space. This has not only eliminated the element of altruistic intent, also has no meaning as an essential contribution to the setting of a tall building.

G. RELEVANT CASE LAW

114. In November 2021, the Decision on the: LAND ADJACENT TO 20 BURY STREET, LONDON EC3A 5AX, APPLICATION REF: 18/01213/FULEIA was issued by the Minister of State for Housing on behalf of the Secretary of State (SoS). The scheme, widely referred to as ‘the Tulip’ was dismissed at Public Inquiry (closed in writing on 26 April 2020). The decision was upheld by the SoS in a subsequent review.
115. The following sections from this Decision are of relevance to the current proposals.
116. The SoS agreed with the Inspector’s decision on the issue of harm to the open plaza directly adjacent to the Gherkin, in which the Tulip building was proposed. Within point 8.5 of the decision, it is stated: *“The existing plaza provides a **highly valuable large, high quality open space at the heart of the Cluster, an area where the scarcity of such space is identified as posing a challenge for achieving the policy ambitions for growth.** The important spatial contribution that it makes relies upon its generous size, simplicity, openness and absence of clutter. It functions both as an area of transition for pedestrians and as a destination, where the movement of people is not programmed or managed, and **as the intended setting for the Gherkin**”*. This point stresses that open spaces within the Eastern Cluster should seek to be preserved, both as significant contributors to the public experience of the area, but also as contributors to the designed setting for new buildings. This decision places considerable weight on the existing townscape character of the area, and its interrelationship to open public spaces.
117. Point 8.6 of the Decision further presses this point, through stating that: *“Importantly, these characteristics allow opportunities for activation, which has been recognised as essential for the area to remain competitive as a world class destination... . In addition, the plaza has **significant public value as an uncluttered space for quiet reflection and relief from the densely developed and busy city.** It is therefore a civic space of strategic importance within the Cluster, accessible to thousands of workers and able to accommodate precisely the activities that the City Cluster Vision identifies as essential for its success”*.

118. The Decision letter provides their perspective on the differentiation of ‘public open space’, highlighting: *“The difference between public realm at ground level and other levels is reflected in policy, in particular the more demanding requirement for its provision in emerging CoL policy (point 8.14)”*. The letter notes *“this was identified as a concern by the LRP, which observed that **the roof terrace was not equivalent to fully public open space at street level**”*.
119. Point 8.15 of the letter is also of relevance as it highlights the issue of access, stating that the Tulip would mean: **“Access would be regulated, restricted, and managed by security staff. It would be another heavily programmed space.** The proposals would conflict with NLP policy D5, D8 and D9, LP policies CS7, CS10 and DM 10.1, the aims of the CoL Public Realm SPD, and the objectives of the City Cluster Vision 2019. **This should be given very substantial weight”**.
120. The SoS also identified the Tulip proposals would be in direct conflict with Policy S12(4), which states: *New tall buildings will be required to enhance permeability and **provide the maximum feasible amount of open space at street level** and incorporate areas of publicly accessible open space or other facilities within the building and its curtilage, including at upper levels, available at no charge.*
121. As evidenced in the excerpts from this relevant and critical decision by the SoS, the weight and importance of open spaces within the Eastern Cluster, and their contribution to the existing townscape character and experience of it is vital to maintaining a sense of place. This is upheld by local and national Planning Policy, as discussed further below.

H. PLANNING POLICY ASSESSMENT

Planning (Listed Building and Conservation Areas) Act, 1990.

122. **Section 66** of the Act requires the Local Planning Authority to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,”* when considering whether to grant planning permission.
123. It is strongly maintained that St Helen’s Square makes a positive contribution to the setting of St Andrew Undershaft Church and the Lloyds Building (Grade I) and its spatial quality should be preserved in accordance with the requirements of Section 66 of the Act.

National Planning Policy Framework (NPPF) December 2023

124. The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).
125. **Para 20 (point d)** of the NPPF confirms that *‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for: d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*
126. As set out in **Section F** of this document, the revised scheme lacks ‘beauty’ and challenges the surrounding built environment, modern and historic through its complete lack of coherence and repose. Instead of it is aggressive, forceful, and lacks any sense of restfulness. The stacking of the various elements or blocks, breaks up the sense of verticality and contributes to the unrestful, incoherent appearance.
127. The NPPF (**paragraph 205**) stresses that *‘when considering the impact of a proposed development on the significance of a designated heritage asset, great*

weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. It will be evident that great weight must be given to preserving the setting of important, Grade I heritage assets in the City.

128. **Para 206 of the NPPF** stresses that, *'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'*. This justification has not been provided within the submitted Planning statement and the degree of harm has been underplayed within the submitted Built Heritage Assessment.
129. As the degree of harm was significantly underplayed within the submitted heritage report, para.208 of the NPPF was not engaged as part of the Planning balance. This paragraph stipulates *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
130. It is clear the design proposals will result in some less than substantial harm to the settings of nearby heritage assets. This is identified within the text of the built heritage report and subsequently (and incorrectly) discounted through the suggestion the design outweighs this harm.
131. This conclusion is misleading and leads to a misjudgement that para.208 of the NPPF should not be engaged.

Local Planning Policy

City of London – Local Plan (adopted, 2015)

132. **Policy CS 10 – Design** requires that new development promote an attractive environment by:
- Ensuring that the bulk, height, scale, massing, quality of materials and detailed design of buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces.
 - Ensuring that development has an appropriate street level presence and

roofscape and a positive relationship to neighbouring buildings and spaces.

The revised design proposal is in direct conflict with the policies contained within CS 10 through inappropriate design which does not align with existing, cohesive character of the eastern cluster. The design does not have an appropriate street level presence and relates poorly to the surrounding context.

133. **Policy DM 10.4 – Environmental Enhancement** requires that new development should have regard to *the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City.*
134. It has been demonstrated that St Helen's square makes a positive contribution to the townscape character of the Eastern Cluster and its spatial qualities should be preserved.
135. **Policy DM 12.1 Managing change affecting all heritage assets and spaces** requires new development will be required to:
- sustain and enhance heritage assets, their settings and significance.
 - The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
 - respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.

The revised design proposal is in direct conflict with the requirements of DM 12.1, as it undermines a well utilised, open public space within the settings of some of the Cities most important heritage assets.

The London Development Plan (2021)

136. The London Plan seeks to develop an approach tailored for London to reflect the particular circumstances in the capital, and will act as the key document shaping planning decisions across Greater London. The London Plan is part of the Development Plan.
137. Policy D9 (Tall Buildings) sets out the definition, locations and impacts of tall buildings in London. Point C (iii) of this policy stresses that: *“attention should be paid to the base of the building...It should have a direct relationship with the street, maintaining the pedestrian scale, character and vitality of the street. Where the edges of the site are adjacent to buildings of significantly lower height or parks or other open spaces there should be an appropriate transition in scale between the tall building and its surrounding context to protect amenity or privacy”*.
138. Finally, Point D of this Policy (D9 C) states that: *proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area”*. The revised proposals for 1 Undershaft are demonstrably in conflict with this policy, given the design changes give rise to harm on the settings of Grade I listed assets, which could be avoided through an alternative design response.
139. Point b) of this policy further notes that: *“whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding”*. 1 Undershaft disrupts the pedestrian experience and impedes on the intended ‘breathing space’ around both the Leadenhall Building, the Lloyds Building and St Andrew Undershaft Church. The heavy base of the building paired with the cantilevering podium garden, presents a cluttered appearance and does not respond well to the existing, pedestrian experience. It is clear during the design development process of the Leadenhall Building, RSHP regarded the open space of St Helen’s Square and its contribution to the neighbouring church very highly, ensuing a contextual

- and appropriate response which has in turn, enhanced the quality of the townscape and the pedestrian experience.
140. It is therefore considered the revised proposals are in direct conflict with the requirements of the London Plan Policy D9 C.

I. SUMMARY

141. St. Helen's Square is an open public space of considerable townscape value, by virtue of its form, contribution to accessible public realm, historic associations with a significant phase of mid-20th century town planning (implemented by GMW Architects).
142. The space is actively used in the summer months, benefitting from being a central location amongst a variety of tall office buildings which receive good sunlight exposure. The active use of this square benefits the public experience of nearby heritage assets, including the Grade I listed Lloyds building and St Andrew Undershaft Church, also Grade I.
143. Although, the Square has recently undergone a relandscaping scheme (c.2017-2018) which has undermined its original design, the overarching spatial qualities, use and positive relationship to the surrounding townscape and built historic environment remains unchanged.
144. The significance of St Helen's Square and its spatial relationship within the built environment is heavily underplayed within the submitted Built Heritage and Townscape Reports (Tavernor, Dec. 23).
145. The assessment also admits the intrusion of the revised proposals on the square would incur some harm to the setting of the Church, but suggest this harm is offset by the design benefits of the proposals. It is strongly refuted that the design changes do not offset the harm and should not be afforded the same degree of material weight in the Planning balance.
146. It is evident the revised scheme will cause harm through the indirect impact to the settings of nearby heritage assets of exceptional significance, including: St Andrew Undershaft Church (Grade I), St Helen's Church Bishopsgate (Grade I) and the Lloyds Building (Grade I).
147. As stated within para.206 of the NPPF (2023), *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Substantial harm to or loss of: b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields,*

- grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
148. Identified heritage benefits within the revised scheme, such as glimpsed views to the Grade I listed St Pauls Cathedral and oblique views of St Andrew Undershaft Church carry considerably less material weight than the heritage benefits in the consented scheme (2019), which opened up key views of St Helen's Church Bishopsgate (Grade I) from St Helen's Square, and enhanced pedestrian and visual interconnectivity with St Andrew Undershaft Church and the Lloyds Building (both Grade I).
149. The refined and elegantly honest architectural approach which had been applied to the previous, consented scheme was demonstrably beautiful and more appropriate for this context, with a sense of openness to the base of the building which mirrors the contemporary form and welcoming character of the Leadenhall building, with elements of the construction exposed in a light yet 'truthful' way. The resultant architectural composition of the two buildings was suitably balanced and reminiscent of the original 1960s masterplan for the site, with the P&O building and Commercial Union Building (Aviva Tower) designed as a pair and to be read as a set piece, complete with an open piazza setting. The consented scheme was thus harmonious with the existing buildings around St Helen's Square.
150. The revised design proposal appears jarring, overbearing, lacking in repose and alien in its current context. Its encroachment on the settings of nearby listed buildings is inappropriate and most importantly, avoidable.
151. The revised proposal is thus in direct conflict with the policies contained within the 1990 Planning (Listed Buildings and Conservation Areas) Act, the NPPF (2023) and Local Planning Policies, with particular reference to Policy D9, (point d) of the Local Plan Spatial Development Strategy 2021 which states: *"proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area".*

152. It is therefore strongly recommend the proposals are reconsidered in order to avoid harm to the built historic environment.

J. APPENDIX I – HISTORIC MAPPING

TABLE 1: Historic Map Progression of Historic link from St Mary's Axe to St Helen's Church Bishopsgate



A Map of Tudor London, in about 1520. Reconstructed by modern historians and archaeologists and published by the Historic Towns Trust in 2018. Source: OldMaps.com

This early 16th century map has been reconstructed by historians and archaeologists who have studied surviving documents and finds. The buildings are coloured according to category (e.g. parish churches, civic and commercial buildings, defensive structures), and the map shows parish boundaries.

Both St Andrew Undershaft Church and St Helen's Church Bishopsgate are identified as being in existence by the 16th century.

The 1520s map illustrates a narrow passage leading from St Marys Gate (then S. Marie Street), running east to west across the subject site to Crosby Place (marked on the map in red), and running north-west towards St Helen's Church Bishopsgate. This passage ran through the parish, and would have provided one of two a key access route for local inhabitants. The alternative entrance was located at Bishopsgate Street, to the north-west (identified as St Helen's Gate).



1720 Plan – Strype's Survey of England

Source: OldMaps.com

The early 18th century map illustrates the area was heavily built up by 1720, with the exception of a series of open courtyards interspersed between buildings providing some relief to the dense urban form which had begun to rapidly sprawl. Just one of these open courtyards is marked on the plan to the south of the 'Kings Arms Inn'.

Specific details of individual buildings and plots are limited on the plan. However, important buildings such as St Andrew Undershaft Church, St Helen's Church Bishopsgate Bishopsgate and Leaden Hall market are shown pictorially.

The narrow passageway which leads from St Mary's Axe on towards St Helen's Church Bishopsgate is shown to survive (marked in red).



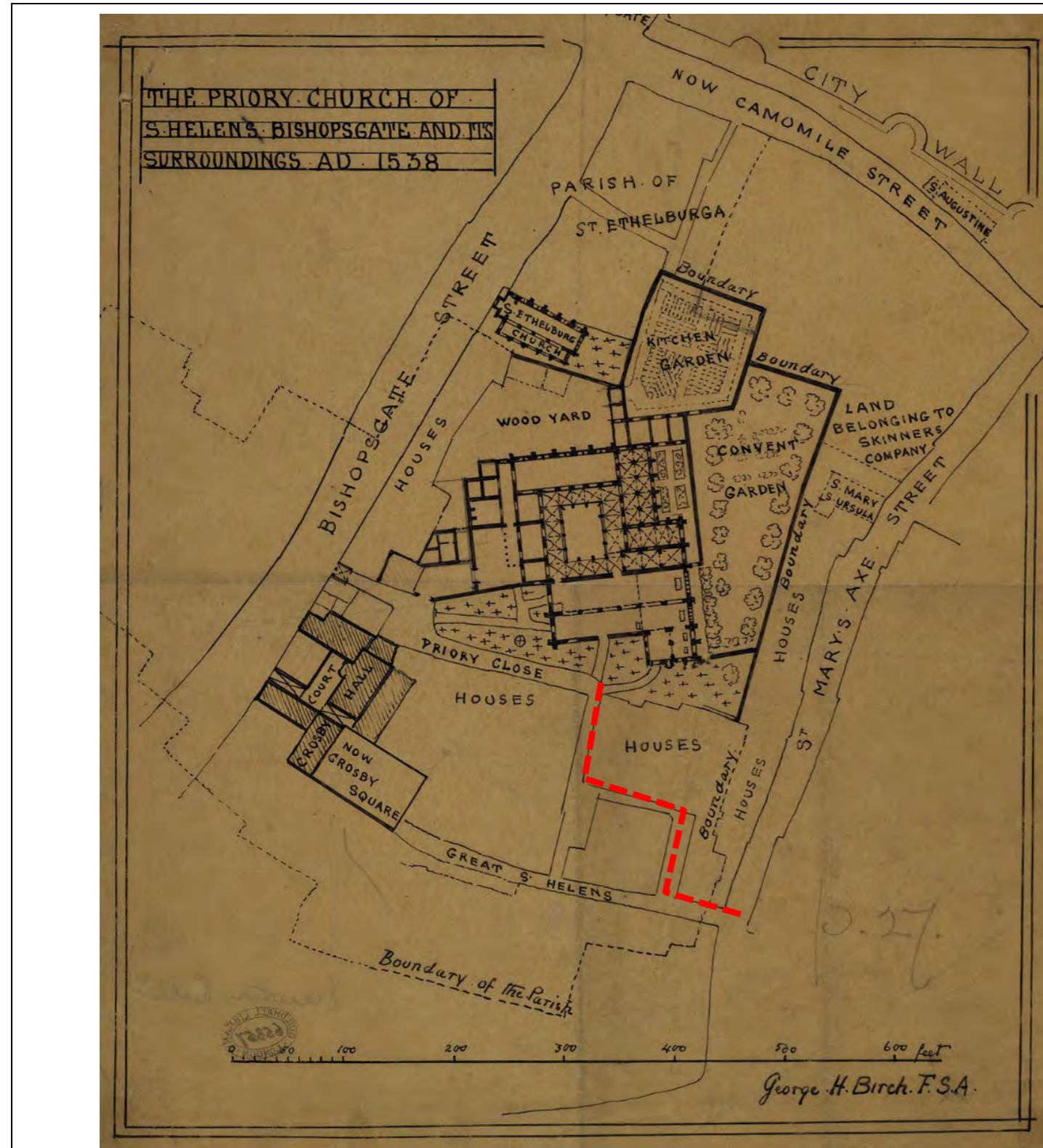
Goad Plan, 1887. Creator: Chas E Goad Limited. Publisher: Chas E Goad Limited. Source: OldMaps.com

This detailed 1887 plan of London is one of a series of twenty-three sheets in an atlas originally produced to aid insurance companies in assessing fire risks.

The plan provides considerable detail on the building footprints, their use, the number of floors and the height of the building, as well as construction materials. The individual shops, dwellings, churches and open spaces which make up the eclectic townscape fabric in the 19th century are well illustrated on the map.

The open courtyard marked on the map above (south of the Kings Inn) now forms an open, central courtyard to the Peninsular & Oriental Ship C. Offices. Further gardens and courtyards within this portion of the townscape are visible on this detailed map.

The narrow passageway which leads from St Mary's Axe on towards St Helen's Church Bishopsgate is shown to survive (marked in red).



1900 Plan – St Helen's Church Bishopsgate, Priory Boundary and detailed plan. Source: London Picture Archive. Ref: 3363

Early 20th century plan illustrates the plan of the Church building and its grounds, inclusive of the Parish boundary as it was in 1900.

The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.



London (1915- Numbered sheets) V.11
Revised: 1914, Published: 1916. Source:
OldMaps.com

This early 20th century OS map of Bishopsgate provides further detail on the relative plots boundaries around the area, now heavily built up with bank premises and buildings of commerce, signifying the increasing affluence in this part of the city and cementing its reputation as the financial district.

The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.



Bomb damage map. Ordnance Survey base sheets originally published in 1916, updated by the LCC to 1940.

Classified from Total Destruction (Black), through Seriously Damaged (Dark Red) to Clearance Areas (Green). Includes V1 and V2 Bomb locations.

The historic, narrow route leading from St Mary's Axe on towards the Church is marked on the plan in red.

[REDACTED]

From: Mark Cannell [REDACTED]
Sent: Monday, May 13, 2024 4:13 PM
To: Delves, Gemma [REDACTED]
Cc: Loris Tinacci [REDACTED]
Subject: 1 Undershaft - Representation by London & Oriental, Client Representative of Frontier Dragon Ltd, owner of 100, 106 & 107 Leadenhall St, EC3

THIS IS AN EXTERNAL EMAIL

Dear Gemma

Having reviewed the proposals for the redevelopment of 1 Undershaft we would not be supportive of the current scheme being considered for planning approval.

In our view the revised scheme represents an overdevelopment of the site and has a detrimental impact, in particular on the highly valued St Andrew Undershaft and St Helen's Bishopsgate and the visual connectivity between these two assets appears to be lost. In addition, the current public open space, the largest in the Eastern Tower Cluster, immediately in front of the existing 1 Undershaft is reduced by approximately 30% and a large portion appears to be deprived of clear access to the sky.

One of the key points that was discussed during our lengthy discussions on our consented scheme at 100 Leadenhall was the importance of placemaking and activity at street level. The newly proposed scheme seems to reduce the effectiveness of both of these key objectives. Creating an internal park and offer in the sky will take away connectivity to the street and discourage the public from entering the proposed new space, in exactly the same way that the public are discouraged from 22 Bishopsgate even though they have every right to enter the building at certain times.

In our view the design is inarticulate and will not contribute positively to the Eastern City Cluster. We are very supportive of the elegant 2019 consented scheme, however.

I would be grateful if our comments would be taken into consideration.

Yours sincerely,

Mark

Mark J D Cannell BSc MRICS

Partner

LONDON & ORIENTAL

6 Deanery Street Mayfair London W1K 1BA
[REDACTED]

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This email is sent for and on behalf of LONDON & ORIENTAL LLP, a limited liability partnership registered in England and Wales under number OC399370 and with its registered office at 7 / 10 Chandos Street, London, W1G 9DQ.

Gemma Delves
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Date: 11 June 2024
Your ref: 23/01423/FULEIA
Our ref: 303118.NEW
Direct: [REDACTED]
Email: [REDACTED]

By email to PLNComments@cityoflondon.gov.uk

Dear Mrs Delves

Planning Application 23/01423/FULEIA – 1 Undershaft London EC3A 8EE

1. Introduction

1.1 We have been instructed by The Wardens and Society of the Mistery or Art of the Leathersellers of the City of London to advise in relation to the above planning application.

1.2 Our client owns a number of substantial property holdings in the City, including the following freehold interests within the immediate vicinity of the application site:

- (a) 3, 5, 6, 7, 15, 16 and 17 St Helen's Place;
- (b) 33 Great St Helens;
- (c) 52-68 and 88 Bishopsgate; and
- (d) 25-51 and 61 St Mary Axe.

1.3 We have undertaken a review of the available information relating to the above planning application and we have substantive concerns as to the potentially adverse effect the proposed development could have on the levels of available light to the above properties. It is also the case that we have further concerns that the amenity and natural light at these properties will be prejudiced. Our client has yet to conclude its detailed impact assessment of the scheme and reserves its position in relation to these issues.

2. Daylight and Sunlight Impacts

2.1 **Our client's property** at 33 Great St Helen's (Daylight and Light Pollution), 30 St Mary Axe (Overshadowing) and 48 Bishopsgate (Daylight and Light Pollution) have been identified as sensitive receptors in Chapter 12 (Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare) of the Environmental Statement submitted with the application.

2.2 The Environmental Statement (Table 12-153) reports that at 33 Great St Helens, 5 window (of a total of 19) and a total number of 0 rooms (of a total of 7) are expected

to meet BRE Guidelines on daylight levels following the construction of the proposed development and any relevant cumulative schemes. As a consequence, a total of 14 windows and 7 rooms would experience a greater than 30% (with 6 rooms with an in excess of 40%) reduction in daylight as a consequence of the proposed development.

- 2.3 The Environmental Statement reports (Table 12-153) that at 48 Bishopsgate, 1 window (of a total of 11) and a total number of 3 rooms (of a total of 5) are expected to meet BRE Guidelines on daylight levels following the construction of the proposed development and any relevant cumulative schemes. As a consequence, a total of 10 windows and 2 rooms would experience a greater than 30% reduction in daylight as a consequence of the proposed development.
- 2.4 The Environmental Statement further reports that at 30 St Mary Axe has been assessed for the purposes of establishing potential overshadowing by the proposed development. The wider assessment of the overshadowing impacts of the proposed development are summarised in the Environmental Statement submission and reference is made to a technical appendices that contains a set of overshadowing plans without any apparent detailed explanation of the assessed outputs. Similarly, reference is made to potential light pollution impacts at 33 Great St Helen's and at 48 Bishopsgate, but we have been unable to identify a site specific assessment within Chapter 12 of the Environmental Statement. As a consequence, we have difficulty in review of these further assessment and are seeking consultative advice on this aspect of the Environmental Statement submission. In turn, we reserve our position on these specific findings.
- 2.5 The identified cumulative effect of the proposed development and other development schemes within the vicinity of 33 Great St Helens and 48 Bishopsgate is of major concerns to our clients who have already experienced the detrimental impact upon the function, operation and amenity of their buildings due to overshadowing and the loss of daylight and sunlight. **When considered cumulatively, at 33 Great St Helen's,** over 70% of the windows are not expected to meet BRE Guidelines on daylight levels following the construction of the proposed development. The position is further exacerbated at 46-48 Bishopsgate where the cumulative impact of development will ensure that 90% of the windows are not expected to meet BRE Guidelines on daylight levels following the construction of the proposed development.
- 2.6 Specifically in relation to the rooms, all of the rooms within **33 Great St Helen's** are expected to experience alterations beyond 30% of current daylight levels and at 48 Bishopsgate, 40% of the rooms are expected to experience alterations beyond 30% of current daylight levels.
- 2.7 We have yet to conclude our detailed impact assessment of the proposed development and reserves our position in relation to these issues. We do, however, have serious concerns that both 33 Great St Helens and 48 Bishopsgate will experience a significant adverse impact as a result of the construction of another tall building in this area. As a consequence, the findings in the Environmental Statement show a clear risk that our **client's enjoyment of their property will be materially** affected.

For the reasons set out above, our client objects to the planning application and would ask that these concerns are brought to the attention of the relevant Planning Committee.

Yours faithfully

Eversheds Sutherland (International) LLP

EVERSHEDS SUTHERLAND (INTERNATIONAL) LLP



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ADDRESS

12 Conduit Street, London, W1S 2XH

For the attention of Gemma Delves

City of London
Guildhall
PO Box 270
London EC2P 2EJ

14 June 2024

Dear Gemma

Ref: 23/01423/FULEIA

1 Undershaft, London EC3A 8EE

Representations by C C Land, owners of The Leadenhall Building

I write further to the recent submission of revised and additional information by the Applicant to the 2023 application and our meeting of 23 May 2024.

This submission, dated 10 May 2024 on the City of London's ('CoL') planning portal, has been reviewed in full by our professional team. Their commentary is attached to this letter as an Addendum to our 23 April 2024 representations - the content of which I do not propose to repeat in this correspondence.

As you know, the Applicant has chosen not to amend the public realm design and no aspect of the amendments presented in the 10 May 2024 submission attempts to address any of the concerns detailed in our 23 April 2024 representations.

Consequently, C C Land's position is unchanged and we continue to strongly object to the current proposals, which are fundamentally flawed.

The concerns detailed in our 23 April 2024 consultation response are not unique to C C Land. As well as statutory bodies such as Historic England, these worries are widely shared by workers, residents, businesses, industries and property owners in the local area.

Some have formally shared their concerns and engaged in the consultation process. Others have not, in the belief that voicing any un-supportive opinion will have no effect on the City's decision-making process for this planning application.

We believe disregarding known legitimate concerns raised by those who will be directly affected by the 1 Undershaft proposals to be extremely ill advised.

We re-iterate our support for the principle of redevelopment of 1 Undershaft, but not at any cost.

The materially detrimental impact of the proposals on St Helen's Square, heritage assets of the highest importance, and the permanent loss of irreplaceable street level public open space to private commercial use is wholly unacceptable and entirely avoidable.

The harm to St Helen's Square and the immediate environment largely results from the massing/footprint of the proposed building from Ground Floor up to Level 11 and could be resolved, were the Applicant to adopt a different approach to bulk, massing and aesthetics for the lower third of the building. The resultant loss of floorspace would be less than 4%.

The Applicant has not demonstrated that alternative designs have been explored to avoid harm, and there is clearly an urgent need and justification for this exercise to be undertaken (in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF).

We again request that revisions are made to the application scheme for 1 Undershaft which deliver:

- a) No loss of street level public open space from the existing situation**
- b) Preserve and enhance St Helen's Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents, and visitors**
- c) No harmful townscape or heritage impact**
- d) Architectural excellence within the City Cluster**

When previously pursuing the utmost increase in height (+171.9m) and floor area (+100,007m² or +203.7%) on 1 Undershaft, there was a determined effort by the Applicant to compensate through material improvements to the existing street level public realm.

This time around, in seeking another significant increase in floor area (+31,266m² or +21.0%) above the 2019 consent (149,100m²), the Applicant has degraded the existing street level public realm, both in size and status, in favour of additional private commercial floorspace. A raised viewing terrace, promoted by CoL on previous projects, has been plonked into the design, erroneously portrayed both as an adequate replacement for the loss of everyday street level public realm and a significant public benefit.

The Applicant appears to be progressing on the assumption that providing CoL with certainty over the redevelopment of 1 Undershaft trumps all other concerns and therefore the poorly articulated design and non policy compliant proposals will have to be accepted by everyone, warts and all.

C C Land's position is that this is not a planning application where the perceived benefits can tip the scales and overcome the very significant harm that would arise were the 2023 application to be progress without further revision.

The 10 May 2024 design changes are cosmetic and make no sincere attempt to overcome concerns raised by a range of objectors, including C C Land. Indeed in their 7 June 2024 letter, Historic England believe that these design changes actually increase the harm to the built historic environment, putting the Outstanding Universal Value ("OUV") of the Tower of London World Heritage Site at grave risk.

We continue to consider that officers, on any proper assessment of the scheme against the development plan and other material considerations, should find themselves currently unable to support the 2023 redevelopment plans.

We believe our concerns with the 2023 application to be shared by other stakeholders, clear, fully justified and thankfully resolvable by the Applicant pursuing further revisions to the design.

It is clearly premature for the application to be determined by CoL in the absence of serious consideration of alternative designs, at the very least for the base of the building, to avoid demonstrable harm to interests of acknowledged importance.

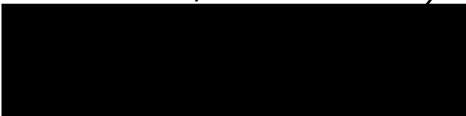
We urge the Applicant to reconsider their position and would happily meet with CoL officers and the Applicant's project team to assist the progression of any revisions which resolve our stated concerns.

If no material changes are progressed, our formal objection to the proposal remains and we will invite the Planning Applications Sub Committee to refuse the application or defer a decision pending further scheme revisions to address our concerns.

We trust that CoL officers will now act to address the concerns detailed within our 23 April 2024 representations.

Should you have any queries, wish to discuss any aspect further or require additional information, please contact our planning consultant, John Adams, in the first instance.

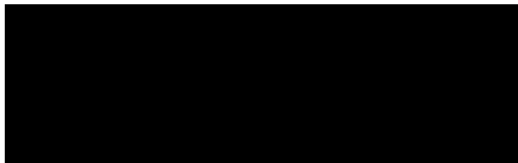
Yours sincerely



Justin Black
Head of Development
C C Land UK



Cc



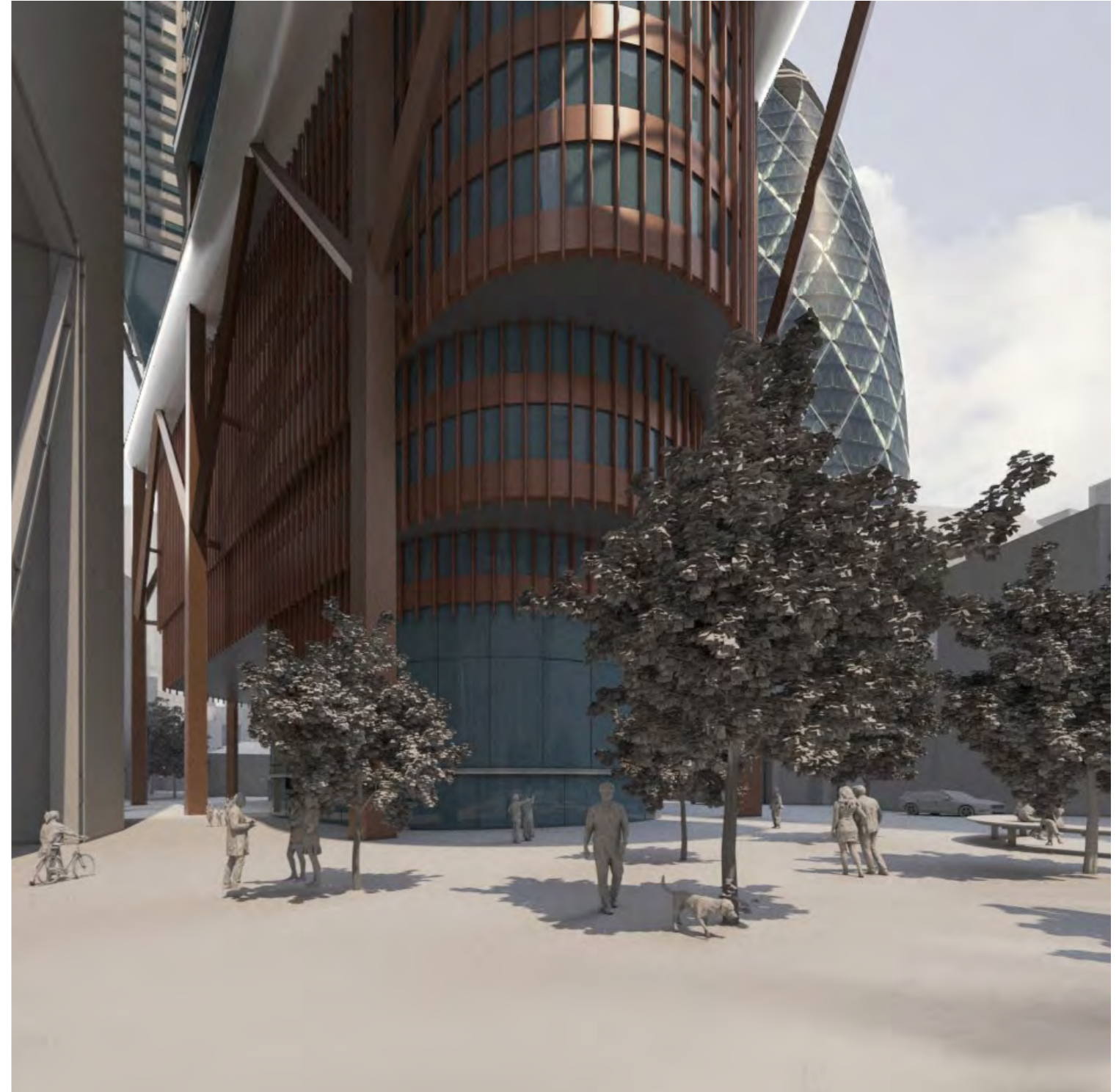
1 Undershaft, London EC3A 8EE

Planning Application Ref. No: 23/01423/FULEIA

Neighbour Consultation

Representations on behalf of C C Land

14 June 2024 - Addendum



Professional Team

This Addendum has been produced with the assistance of the following:



Planning Consultant

JDA Planning Consultancy

Over a 35-year career John Adams has advised developers and funds, landowners, and local authorities on the delivery of complex development projects. In London this has included leading a research project for British Land on the future growth of the City, advising estates, such as the Church Commissioners, Hyde Park Estate, and the Mercers Covent Garden, securing planning permissions for: British Land and Barratt for Aldgate Place, a major mixed use development on the edge of the City; Eden Walk a high density mixed use development in Kingston town centre; leading the team responsible for UCL's growth in Bloomsbury and East London; securing planning permission for Barratt London on the site of the former Institute for Medical Research in Mill Hill; advising HS2 on alternative forms of re-development of Euston Station as an expert witness.

John led teams delivering major redevelopment across Manchester City Centre, Liverpool One, Trinity Leeds, Southgate Bath, Green Park Reading and new communities including the local plan allocation for Welborne, Hampshire and planning permission for Fawley Waterside, New Forest. His management experience including setting up the Drivers Jonas Manchester office, a leading planning and development practice; and, for ten years, managing partner of the Deloitte planning team in London.



Heritage Consultant

Stephen Levrant Heritage Architecture

SLHA is a nationally recognised practice of Conservation Architects and Historic Building Consultants. At SLHA, we conform to the belief that detailed knowledge and understanding of both the historic environment and existing townscape character are fundamental to informing design proposals to ensure they are responsive to local character.

Stephen Levrant is a chartered architect and Principal Architect of SLHA. After graduating from the Architectural Association School of Architecture in 1975, Stephen subsequently attained a further Diploma in Conservation from the Architectural Association in 1979 and has been a member of the Institute of Historic Building Conservation since its inception. Stephen Levrant has been elected a Fellow of the Royal Society of Arts, and of the Association for Studies in the Conservation of Historic Buildings and served on the latter committee for many years.

As a practice, SLHA has carried out innumerable appraisals within various legislative environments throughout the life of the company and have made a particular speciality of addressing the requirements of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG) as well its predecessors. We work across the UK in planning/urban design and practical project construction, exclusively within the historic environment.



Landscape Consultant

Kim Wilkie

Each place has its own special character and identity – a continuous conversation between the physical form and the lives lived and shaped within it. As a landscape architect I try to understand the memories and associations embedded in a place and the natural flows of people, land, water and climate.

After 25 years of running his own practice, Kim now works as a strategic and conceptual landscape consultant. He collaborates with architects and landscape architects around the world and combines designing with the muddy practicalities of running a small farm in Hampshire, where he is now based.

Kim studied history at Oxford and landscape architecture at the University of California, Berkeley, before setting up his landscape studio in London in 1989. He continues to teach and lecture in America; writes optimistically about land and place from Hampshire; and meddles in various national committees on landscape and environmental policy in the UK.

Currently Kim is working on a combination of new town extensions, Oxford campuses, private estates, the redesign of Wakehurst Place for the Royal Botanic Garden and a sculptural earthform for the Dulwich Picture Gallery.



Architectural Consultant

de Metz Forbes Knight Architects

dmfK Architects are appointed by C C Land on various projects in and around The Leadenhall Building. We have taken on the role of informal architectural guardians of the building, gently addressing matters that pertain to its architectural integrity, designing ongoing upgrades to keep it in step with the market, and assisting C C Land in matters affecting its maintenance.

We are an award-winning AJ100 architectural practice having been established for over 20 years, with one of our founding partners, Paul Forbes, having cut his teeth at Richard Rogers Partnership. We regularly work with important 20th Century buildings including The Salters Hall (Sir Basil Spence), Tower 42 (Richard Siefert), 201 Bishopsgate (SOM), Voysey House (CFA Voysey), and many others, and our client list includes The Office Group, British Land, Barratt London, Land Securities, Derwent London, Great Portland Estates, Lazari, WRE, The Royal Opera House, and Tate Britain.

In the case of The Leadenhall Building, we have been asked to assist in preparing architectural information to support their Representations regarding the 2023 planning application for 1 Undershaft, in particular the effect on the public realm which serves both buildings, and the wider city.



Planning Legal

Taylor Wessing



Planning Legal

Landmark Chambers

Executive Summary

C C Land submitted representations objecting to the 1 Undershaft planning application (Ref. No: **23/01423/FULEIA**) on 23rd April 2024.

The objection requested that the 2023 application was redesigned to deliver:

- a) **No loss of street level public open space from the existing situation**
- b) **Preserve and enhance St Helen’s Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents, and visitors**
- c) **No harmful townscape or heritage impact**
- d) **Architectural excellence within the City Cluster**

The Submission of Revised and Additional Information

The applicant submitted revisions and additional information to the 2023 application for 1 Undershaft in May 2024.

This submission, dated 10 May 2024 on the City of London’s (‘CoL’) planning portal, has been reviewed in full by our professional team and their commentary comprises the 1st part of this document.

The 10 May 2024 design changes are cosmetic, do not amend the public realm and make no sincere attempt to overcome concerns raised by a range of objectors, including C C Land. Indeed Historic England believe that these design changes actually increase the harm.

Consequently, C C Land’s position is unchanged and we continue to strongly object to the current proposals, which are fundamentally flawed.

The Urgent Need for Alternative Designs to be Considered

The materially detrimental impact of the proposals on St Helen’s Square, heritage assets of the highest importance, and the permanent loss of irreplaceable street level public open space to private commercial use is wholly unacceptable and entirely avoidable.

The harm to St Helen’s Square and the immediate environment largely results from the massing/footprint of the proposed building from Ground Floor up to Level 11 and could be resolved, were the Applicant to adopt a different approach to bulk, massing and aesthetics for the lower third of the building. The resultant loss of floorspace would be less than 4%.

The 2nd part of this document explores this alternative design approach to avoid harm to St Helen’s Square and Heritage Assets.

The Applicant has not demonstrated that alternative designs have been explored to avoid harm, and there is clearly an urgent need and justification for this exercise to be undertaken (in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF).

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1.0 Response to the Submission of Revised and Additional Information by JDA Planning Consultancy and Stephen Levrant Heritage Architecture

C C Land Objection to the 2023 Application

1. C C Land submitted representations objecting to the 1 Undershaft planning application (Ref. No: 23/01423/FULEIA) on 23rd April 2024. The objection concluded that:

1.14... it is recommended that the 2023 application is re-designed. If it is not re-designed, particularly at the base of the building, it should be rejected to avoid unnecessary harm to the built historic environment, and to protect and enhance the public realm of St Helen's Square and the townscape of St Mary Axe and Leadenhall."

The Submission of Revised and Additional Information

2. The applicant submitted revisions and additional information to the 2023 application in May 2024. The associated material (dated 10th May 2024) can be viewed on the City of London's ('CoL') planning portal.
3. The submitted Design & Access Statement Addendum ("DAS Addendum") states that:

"Following submission of the application in December 2023 and subsequent validation under application ref: 23/01423/FULEIA, consultee comments have been received during the determination period. Following receipt of these comments and subsequent discussions with Officers at the City of London ('CoL'), revised proposals have been developed. The revisions - captured within this Design and Access Statement Addendum ('DAS Addendum'), comprise the following:

- *Top of the building*
- *Cladding to the podium levels*
- *Podium soffit.*
- *Vehicle lift enclosure.*

The public realm design is not amended but separate annotated plans of the ground and podium garden are submitted with brief description for items raised from the consultations in this statement. The design amendments, especially to the top of the building, require the updating of the townscape views for the THVIA. An agreed list of 19 views for the Environmental Statement addendum have been prepared and selected views are included in this addendum"

4. C C Land met with CoL officers on 23rd May 2024. Consistent with what is stated in the DAS Addendum (i.e. *"the public realm design is not amended"*) it was quite clear from this meeting that the applicant does not intend to consider alternative options which would avoid the loss of part of St Helen's Square, and address the significant issues relating to design, quality, impact on the setting of highly significant heritage assets, and impact one of only two civic spaces of any scale in the Eastern Cluster.
5. The applicant's revised material dated 10th May 2024 effectively proposes only cosmetic alterations to the top of the building, cladding to the podium levels and soffit and the vehicle lift enclosure. As confirmed by the DAS Addendum, no changes are proposed to the public realm, merely further justification provided for the proposed scheme which in our view (as stated in our detailed objection of 23rd April 2024) is fundamentally flawed.

6. Accordingly, the updated information does not change the harmful impact of the proposals on St Helen's Square and the surrounding environment.
7. The revised materials dated 10th May 2024 do not address either C C Land's concerns or those of other stakeholders and the statutory consultee, Historic England (see below). Consequently, C C Land's position of objection remains as documented in the 23rd April 2024 representations.

Harm to Heritage Assets & St Helen's Square

1st Historic England Objection – Letter Dated 22nd February 2024

8. Since C C Land's 23rd April 2024 representations were submitted, written responses from Historic England ('HE'), the government's statutory advisor on the historic environment, have been published on the CoL planning portal and are attached as Appendices 1 and 2 to this report.
9. The first letter, dated 22nd February 2024 (see Appendix 1) comprises an emphatic and exceptionally strong objection to the 2023 proposals for 1 Undershaft on heritage grounds, citing it as a:

"serious missed opportunity to achieve an exemplar building at the apex of the cluster". HE's concerns are concentrated around "design and form" and the "vast oversailing podium garden, which would effectively roof over what remains of this open space".

10. HE identify harm to the historic environment of the City and three Grade I listed buildings and a conservation area, as well as to the Tower of London World Heritage Site ('WHS'), and to St James' Park. The harm is described as *"consequential, multi-faceted, widespread, and to assets of the highest significance"*. The issues on design focus in small part on materiality, but much more fundamentally on form. The design is quoted as being *"busy and unrelated to the context...the large structural columns in particular would have an almost industrial feel"*.
11. HE state that they do not have an in-principle objection to a tall building on this site, of a design which responds to and respects its context.
12. The 22nd February 2024 letter concludes the harm would:

"stem from the increased bulk, contrasting and busy design, and privileging of a raised terrace for a minority of visitors above the character of the everyday public realm for everyone. It would also stem from the lack of clear heritage benefits included in the previous scheme".

These concerns mirror that presented in the representations on behalf of C C Land made by Stephen Levrant Heritage Architecture, with the loss of heritage benefits and increased levels of harm to the setting of Grade I listed buildings forming the basis of our concerns.

1.0 Response to the Submission of Revised and Additional Information by JDA Planning Consultancy and Stephen Levrant Heritage Architecture

2nd Historic England Objection - Letter Dated 7th June 2024

13. On 7th June 2024, HE published a second letter (reproduced at Appendix 2) which responds directly to the 10th May 2024 design changes, which purported to address the views of HE and others.
14. HE confirmed that, in their 22nd February 2024 objection, the “*busy design – including materiality*” exacerbated some of the effects on the streetscape and the very important heritage assets, but that “*the root of our concerns lay in the building’s overall form*”. Whilst the modifications to materiality were deemed positive, HE emphasises this change only “*makes a marginal difference to the harm caused*” and does not address the fundamental concerns in relation bulk, mass, and inappropriate design, with aspects such as the large structural columns still an unresolved issue. Thus, the strong objection by HE has been upheld.
15. HE go on to identify that the revised approach to the crown of the building would increase the previously identified level of harm, with the bright colour forming a distracting element in key views from within the Tower of London WHS.
16. HE stress the gravity of this design change in page 5 of the second 7th June 2024 letter, in light of UNESCO’s recent concerns on the impact of tall buildings on the setting of the Tower of London WHS, stating “*in the context of this heightened international scrutiny and your duty as set out in Paragraph 2, 201 and 205 of the NPPF, we urge you to take urgent steps to minimise harm to the WHS by ensuring the proposed design is as visually recessive as possible*”.
17. The second letter concludes with an urgent request to meet with the applicant and CoL ahead of determination to “*understand the detailed design and consider possible design changes*” which could minimise and avoid harm to the built historic environment. It is evident from the range of representations there is a serious need to reconsider the design for 1 Undershaft, utilising the expertise and guidance from the government’s statutory advisor on the built historic environment.
18. As evidenced within the representations made by C C Land and in the two letters submitted by HE, the principle of a tall building on this site is accepted, however, we share the same view that the 2023 design, with or without the 10th May 2024 design changes, is not of a sufficient standard to be considered ‘good design’ in accordance with the National Design Guide, and presents a ‘*missed opportunity*’ on what should be the pinnacle of exemplar design for the Eastern Cluster.
19. C C Land’s April 2024 objection was formulated by its own experts independently of HE: Stephen Levrant Heritage Architecture, dMFK Architects, JDA Planning Consultancy and Kim Wilkie Landscape Architecture. It therefore stands as an independent assessment of the issues raised by the 2023 application. The objection was mounted at a time when HE’s own February 2024 objection had not been brought to C C Land’s attention.
20. However, it is striking that C C Land’s own objection is entirely consistent with that being put forward by HE in their two letters.
21. Especially when taken together with the expert analysis which supports the objection by C C Land, we respectfully suggest that CoL must give significant weight to the advice of HE as an expert national agency with specialist expertise in the sphere of historic environment conservation. Although the City may lawfully depart from such advice, it must have cogent reasons for doing so. However, in our view, these reasons do not exist.

The Urgent Need for Alternative Designs to be Considered

22. Overall, for the reasons set out in our April 2024 representation and in this latest representation, it is clearly premature for the application to be determined by the CoL in the absence of serious consideration of alternative designs for the base of the building to avoid demonstrable harm to interests of acknowledged importance.
23. We also note that HE object to the design of the middle and top of the building and state that there would be harm to the Tower of London WHS, which is a very serious matter.
24. To address this concern, alternative designs for the middle and top of the building are now also required, as well as for the base. In the absence of a serious attempt to reduce, if not avoid the harm, the application should be refused.

The Balance of Harm v Benefits

25. The benefits flowing from the 2023 application are described on pages 58 to 60 of the Planning Statement by the applicant’s planning consultant, DP9. We comment on these benefits in the table at Appendix C. The issues that we have identified in this analysis at Appendix 3 should be taken into account by CoL in its planning balance exercise.
26. Additionally, we also note CoL officers’ assertion in our recent meeting that the podium garden is a benefit in line with its Destination City programme. Whilst we support the aims of the programme, it should not be delivered at any cost. In this case, the cost is overwhelming.
27. As we explained in our April 2024 representation, in relation to another key site in the Eastern Cluster, 20 Bury Street (‘The Tulip’), a tall visitor attraction was proposed and ultimately refused by the Secretary of State. The Mayor of London’s report (which also recommended refusal) stated that “*opportunities for activation at street level are essential for the area to remain competitive as a world class destination*”. We consider a similar principle applies here. Existing and enhanced street level public realm (through which people move and enjoy spontaneously) has a greater intrinsic value in terms of the Destination City programme than an upper level visitor attraction (a dead end, only accessible after security checks and a lift ride). This factor should also be considered by CoL in its planning balance.
28. Therefore, as set out in our April 2024 representation, there remains extensive conflict with policy arising from the 2023 planning application. The harm is widespread, multi-faceted and affects heritage assets of national importance and public space of the highest significance London-wide. St Helen’s Square is the primary civic space within the Eastern Cluster of the City of London. Our position is now reinforced by the two HE letters.
29. In our view, this is not a planning application where the benefits can tip the scales and overcome the very significant harm that would arise. If the harm cannot be overcome, the application should be refused.

1.0 Response to the Submission of Revised and Additional Information by JDA Planning Consultancy and Stephen Levrant Heritage Architecture

The Need to Demonstrate that Efforts Have Been Made to Avoid Harm to Heritage Assets

30. In the light of HE's objection, let alone C C Land's objection and those of other stakeholders, it is extraordinary and completely lacking justification that CoL officers have not required the applicant to consider alternative designs, particularly for the base of the proposed building.
31. The 2023 proposals for 1 Undershaft are in direct conflict with the policies contained within the Planning (Listed Buildings Conservation Areas) Act 1990 and the NPPF (2023) and policy D9 (Point D) of the London Plan 2021, which states:
"Proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area."
32. The applicant has not demonstrated that alternatives have been explored to avoid harm to heritage assets. It therefore fails the test in Policy D9. This is just one example of the policy conflicts outlined more broadly in the April 2024 representations. The requirement to demonstrate that alternatives have been explored is in addition to demonstrating clear public benefits that outweigh that harm. Irrespective of the benefits that may or may not exist, and we comment on these in Appendix C, the application does not pass the first central test of the policy because alternatives have not been explored.
33. The only alternative that currently exists is the 2019 consent, and there are likely to be other options which would deliver similar benefits, and not cause any material harm to the setting of designated heritage assets, or to St Helen's Square. HE's proposal to engage with the applicant on alternative designs to arrive at a more appropriate scheme is welcomed.
34. The existence of the 2019 consent is a very important material consideration.
35. The applicants have not provided evidence that the 2019 consent is not viable.
36. They also have not provided evidence that a scheme that reduced the scale and massing of the proposed building at the lower levels and had a smaller footprint avoiding the loss of space from St Helen's Square would not be viable.
37. Architects dMFK have analysed the proposal to define the key interventions in the design that would address C C Land's concerns and reduce if not avoid altogether harm to St Helen's Square and the three Grade 1 listed buildings that form the immediate setting to the proposal. (see section 2.0 of this document).

38. dMFK conclude that:
 - The removal of the floorspace and elevated terrace on the tongue above St Helen's Square, pulling the building line back to the existing boundary of the Square, would protect the function and character of the public open space.
 - The need for public open space at the upper levels would be reduced.
 - The need for vertical circulation to serve the public terraces and amenity would be reduced, allowing a reconfiguration of the lifts at ground floor level, avoiding the loss of any space in St Helen's Square.
 - Space can be gained to the west of the building as was proposed in the 2019 consent.
 - The resultant loss of floorspace would be less than 5%. This could not be argued to be essential to the viability and deliverability of the whole building.
 - Harm would be avoided to street level public open space and any harm to the setting of the three grade I listed buildings would be greatly reduced.

Overall Conclusions Following The Submission of Revised and Additional Information

39. The economic, environmental, and social benefits identified by the applicant do not come close to outweighing the very serious and permanent harm to heritage assets of the highest importance (a matter which attracts considerable importance and weight in the planning balance) and to the public realm in St Helen's Square, St Mary Axe and the Leadenhall Building plaza.
40. The 10th May 2024 cosmetic design changes and additional information do nothing to alter the fundamental concerns expressed by C C Land in their representations dated April 2024, and it can be seen from HE's June 2024 letter that their objection has not been affected by the changes either. To justify a grant of permission, the City would need to overcome the difficult task of establishing cogent reasons to take a different view to that C C Land, Historic England and other significant objections to the scheme, which we do not consider it can do.
41. It remains C C Land's view that all of the significant adverse impacts are un-necessary and completely avoidable if the applicants adopted an alternative design for the lower third of the building which removed the floorspace and structures that impinge on and project over St Helen's Square. The resultant loss of floorspace would be less than 5%.
42. It is strongly recommended that CoL officers require the 2023 application to re-designed to address stakeholders concerns over the public realm. If it is not re-designed, particularly at the base of the building, it should be rejected to avoid unnecessary and permanent harm to the built historic environment, and to protect and enhance the public realm of St Helen's Square and the townscape of St Mary Axe and Leadenhall.

2.0 Alternative Approach to Avoid Harm to St Helen's Square and Heritage Assets

2.1 Introduction



The majority of the damage to St Helen's Square results from the massing/ footprint of the proposed building from Ground Floor up to Level 11 – see red dotted line on the image below.

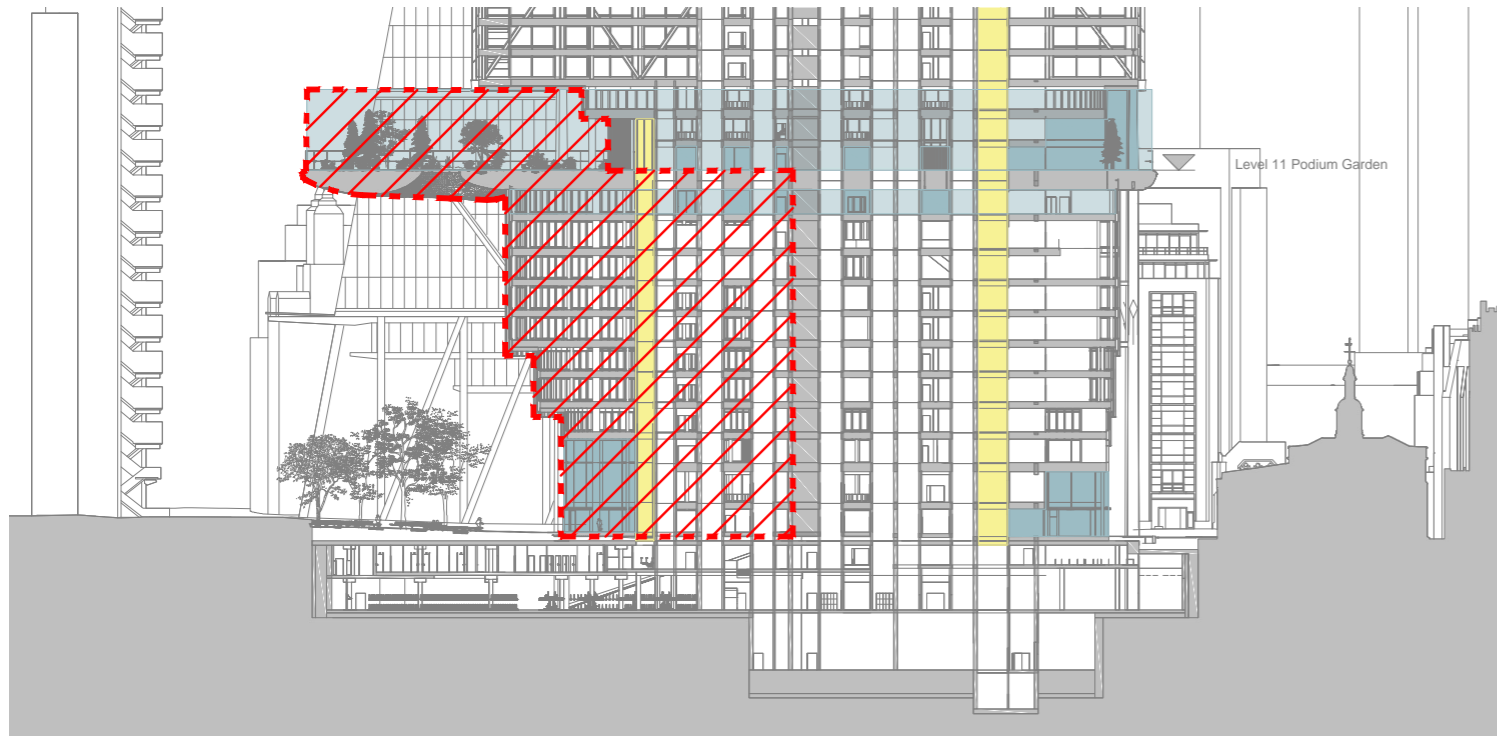
We believe that these floors could be cut back and reconfigured to avoid the damage to St Helen's Square.

Given the devastating impact of the 2023 redevelopment plans on St Helen's Square we believe it is incumbent upon Officers to urgently explore reconfiguration of the Ground Floor up to Level 11 with the Applicant.

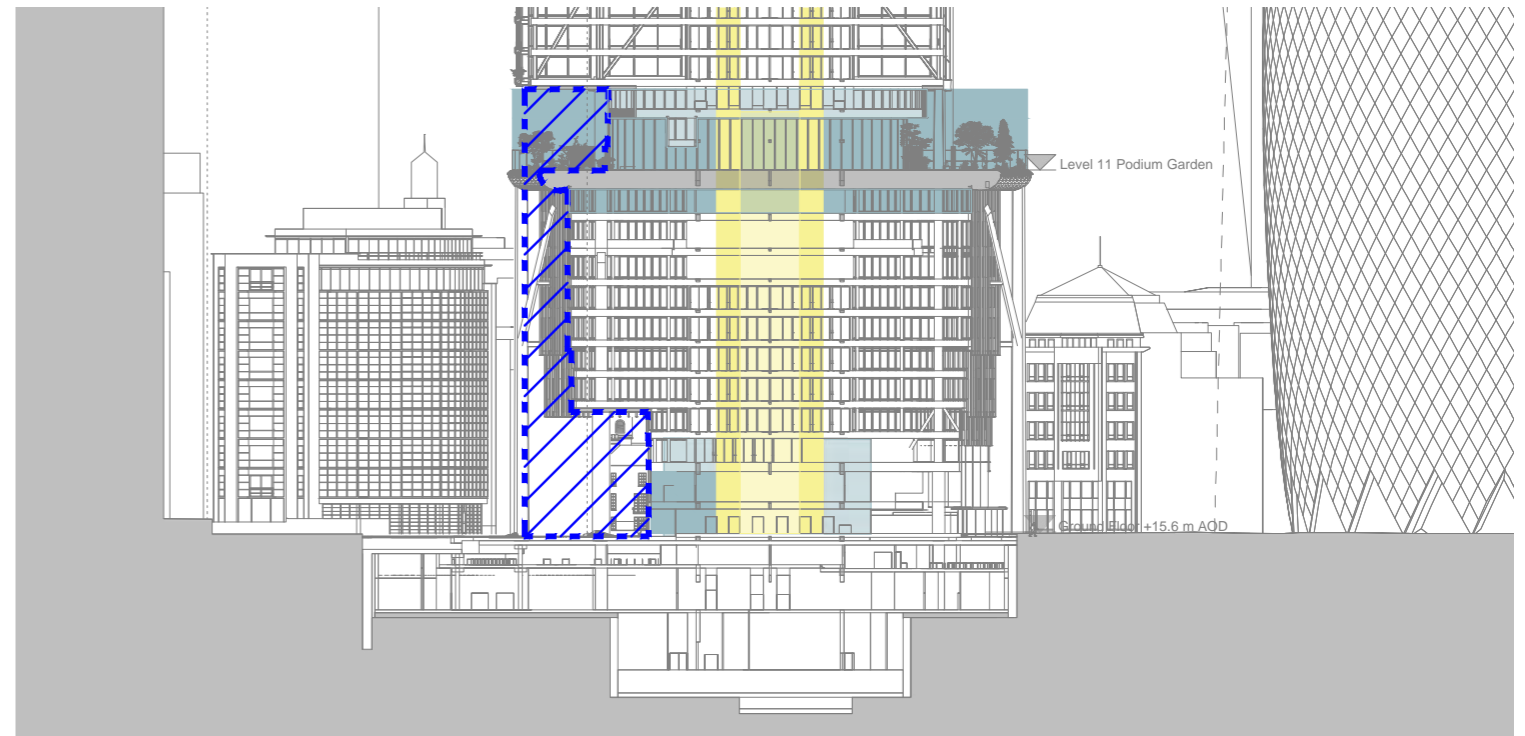
The loss of floor area resulting from the reconfiguration of the Ground Floor up to Level 11 could be mitigated with additional commercial space to the north and a reduction in the provision of public amenity within the 2023 redevelopment plans.

The resultant loss of floorspace would be less than 4%.

	Remove Area Causing Harm (GF-L11)	-11,058 m ²	-6.05%
	Add Consented Area (GF-L11)	+3,885 m ²	+2.12%
	Total Variance	-7,173 m²	-3.92%



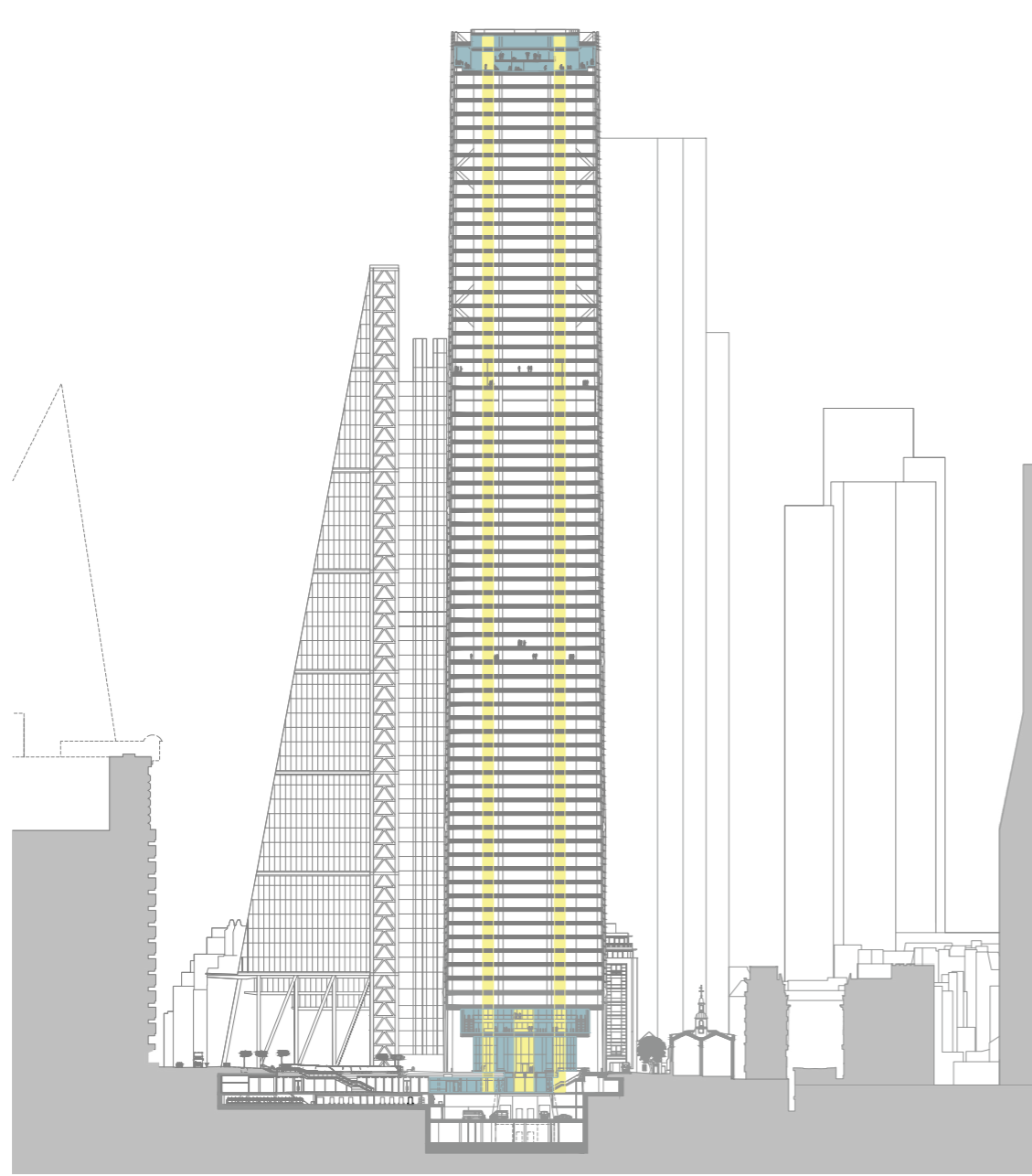
2023 Application: North – South Section






2023 Application: East – West Section

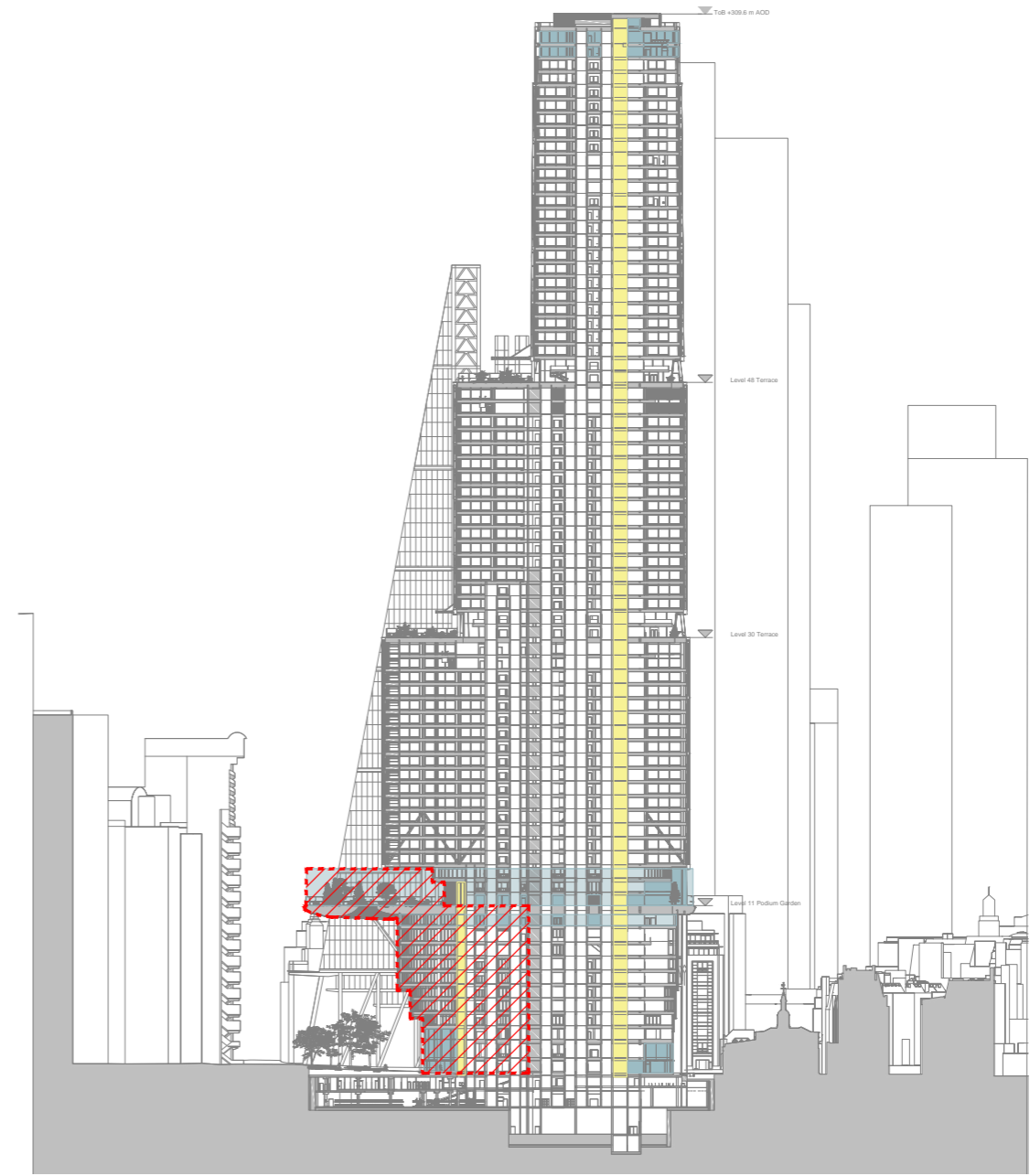
2.0 Alternative Approach to Avoid Harm to St Helen's Square and Heritage Assets

2.2 North - South Sections








2019 Consent

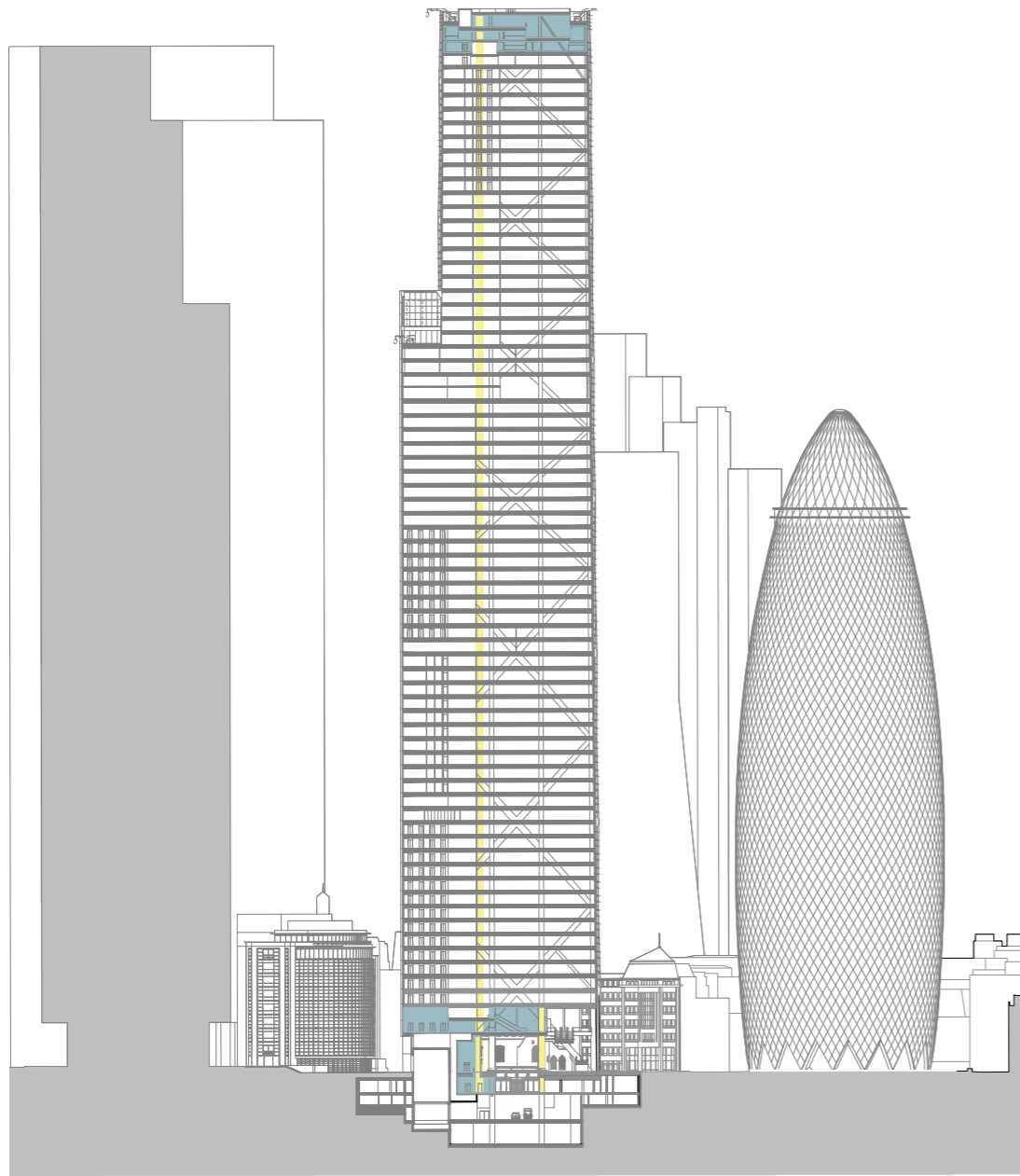
	Commercial	134,795 m ²	
	Lifts	1,393 m ²	
	Public amenity	4,429 m ²	
	Total GIA	149,100 m²	
	Public Realm	5,361 m ²	+19.00%
	Public Amenity % of Total	2.97%	
	Public Realm % of Total	3.60%	-60.82%



2023 Application

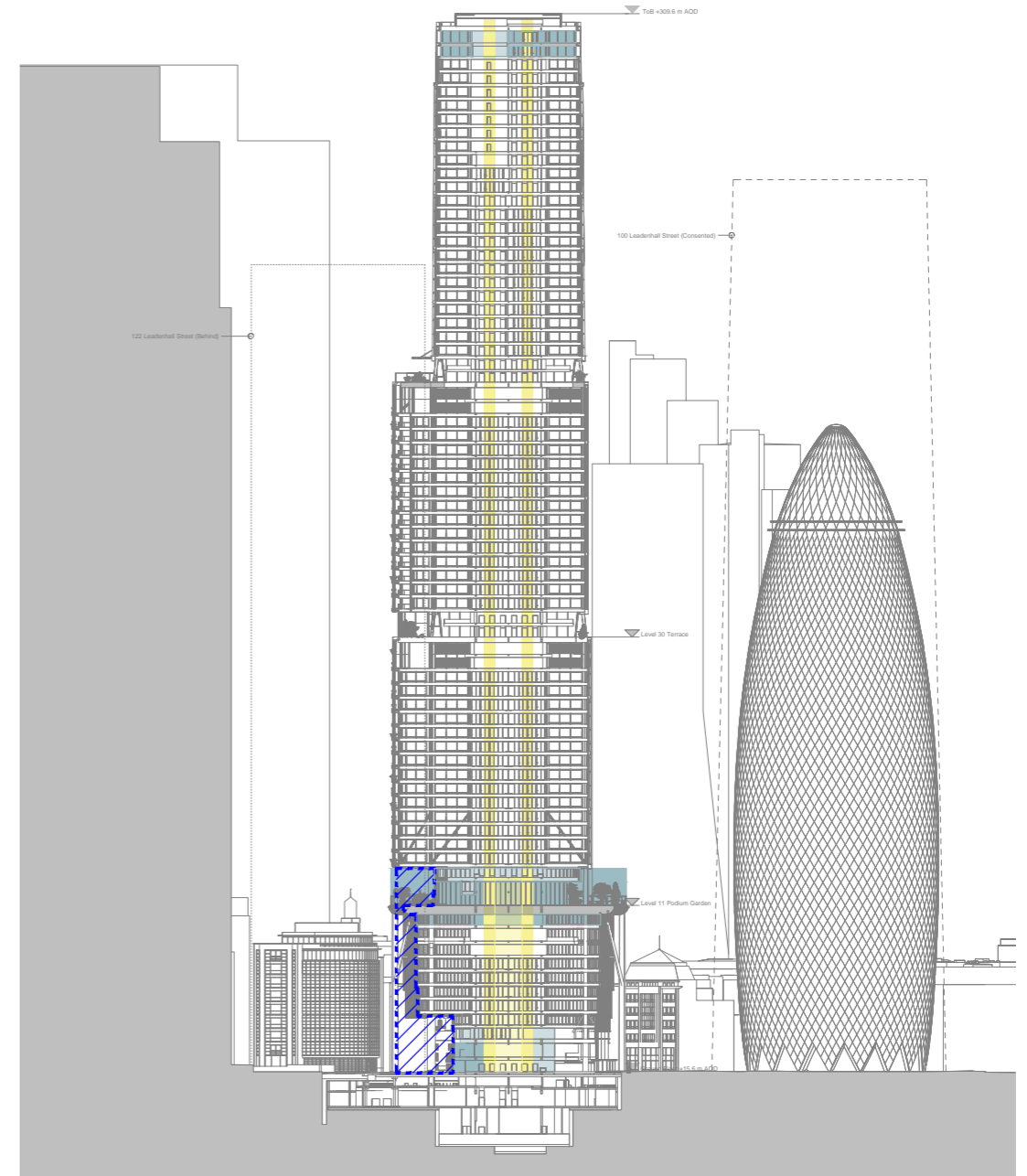
	Commercial	168,356 m ²	+24.90%
	Lifts	1,541 m ²	+10.62%
	Public amenity	8,137 m ²	+83.72%
	Total GIA & L11 Podium Garden	182,825 m²	+22.62%
	Public Realm	3,770 m ²	-29.68%
	Public Amenity % of Total	4.45%	+49.83%
	Public Realm % of Total	2.06%	-42.65%
	Remove area causing harm (GF-L11)	-11,058 m ²	-6.05%
	Add consented area (GF-L11)	+3,885 m ²	+2.12%
	Total Variance	-7,173 m²	-3.92%

2.0 Alternative Approach to Avoid Harm to St Helen's Square and Heritage Assets
 2.3 East - West Sections



2019 Consent

Commercial	134,795 m ²	
Lifts	1,393 m ²	
Public amenity	4,429 m ²	
Total GIA	149,100 m²	
Public Realm	5,361 m ²	+19.00%
Public Amenity % of Total	2.97%	
Public Realm % of Total	3.60%	-60.82%

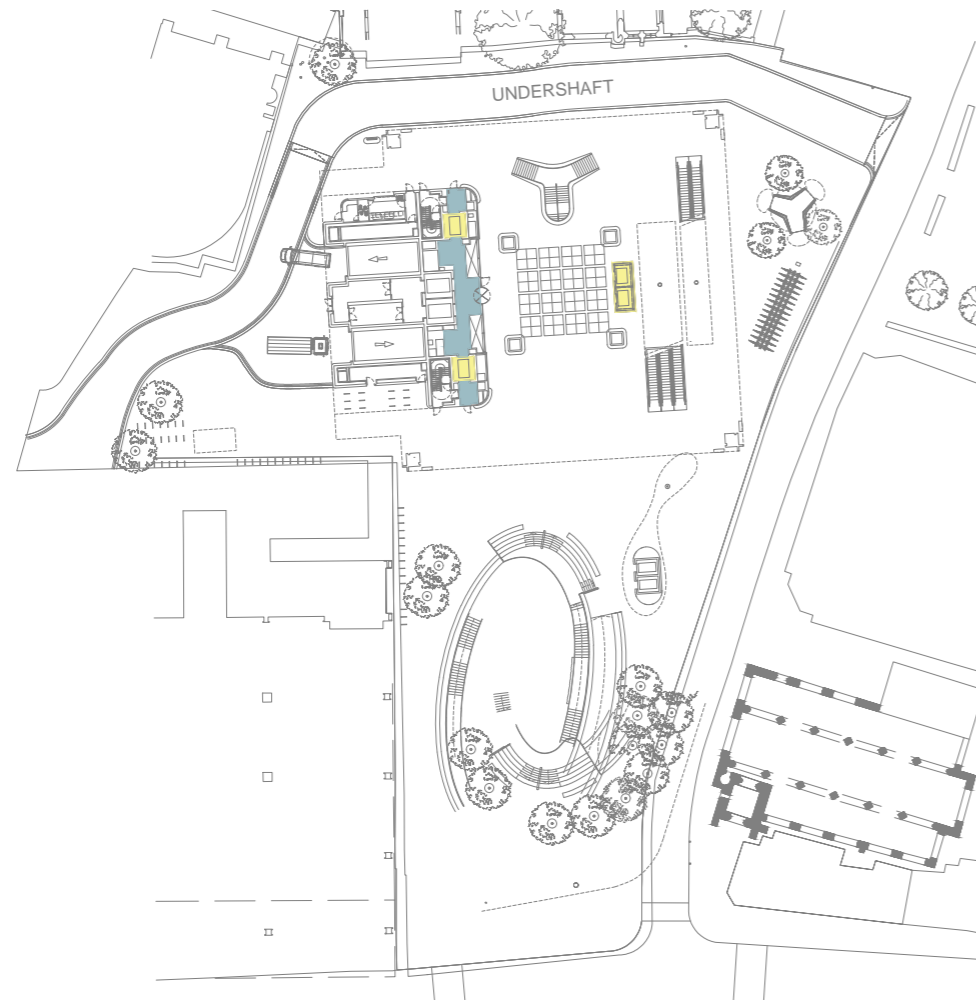


2023 Application

Commercial	168,356 m ²	+24.90%
Lifts	1,541 m ²	+10.62%
Public amenity	8,137 m ²	+83.72%
Total GIA & L11 Podium Garden	182,825 m²	+22.62%
Public Realm	3,770 m ²	-29.68%
Public Amenity % of Total	4.45%	+49.83%
Public Realm % of Total	2.06%	-42.65%
Remove area causing harm (GF-L11)	-11,058 m²	-6.05%
Add consented area (GF-L11)	+3,885 m²	+2.12%
Total Variance	-7,173 m²	-3.92%

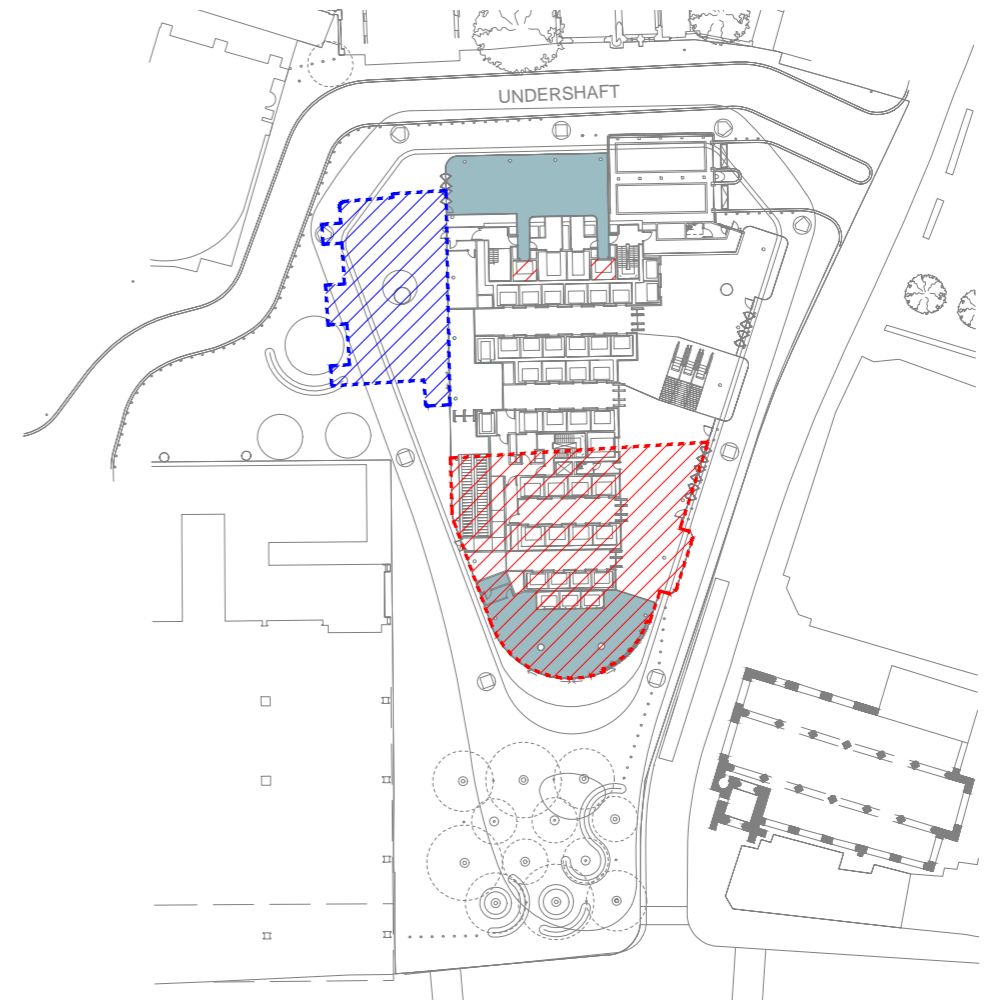
Alternative Approach to Avoid Harm to St Helen's Square and Heritage Assets

Ground Floor Plan



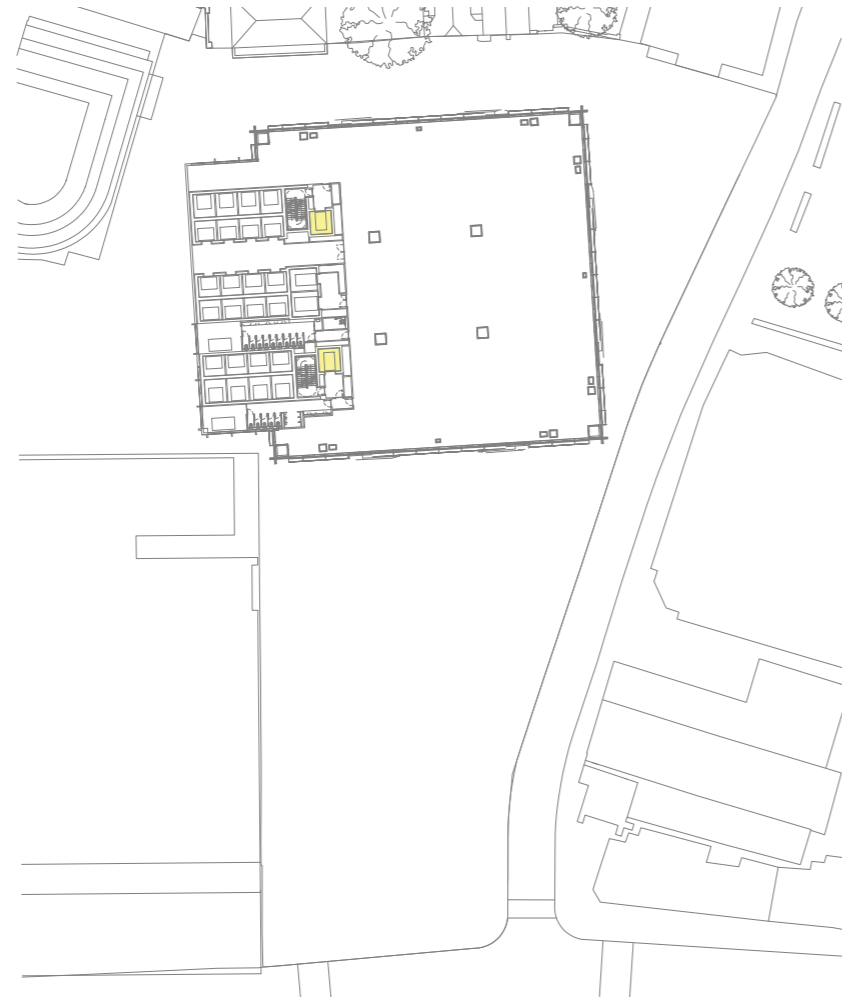
2019 Consent

 Lifts	36 m ²
 Public amenity	59 m ²



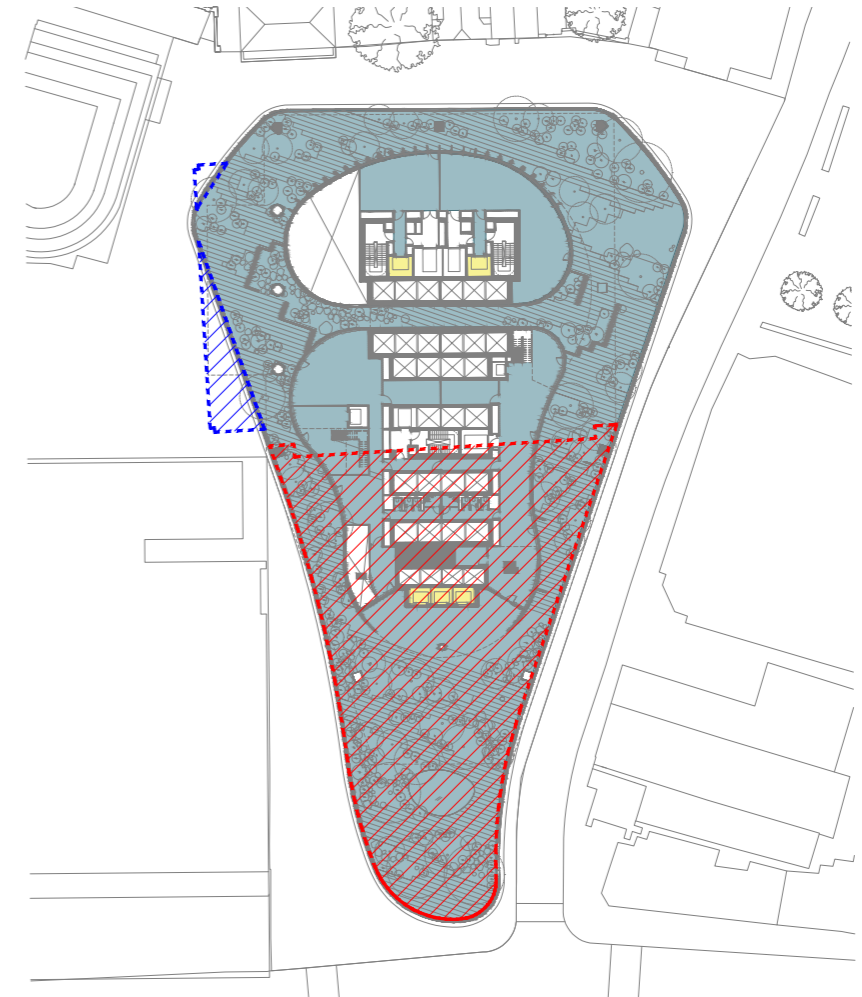
2023 Application

 Lifts	39 m ²
 Public amenity	371 m ²
 Remove area causing harm (GF)	-772 m ²
 Add consented area (GF)	+372 m ²



2019 Consent

 Lifts	18 m ²
 Public amenity	N/A



2023 Application

 Lifts	39 m ²
 Public amenity	3,192 m ²
 Remove area causing harm (L11)	-1,672 m ²
 Add consented area (L11)	+103 m ²

2.0 Alternative Approach to Avoid Harm to St Helen's Square and Heritage Assets

2.6 Comparative Areas

Location	Existing		2019 Consent		2023 Application	
	Area (sqm)		Area (sqm)	% Change	Area (sqm)	% Change
Commercial	-		134,795	-	168,356	+24.90%
Lifts	-		1,393	-	1,541	+10.62%
Public Amenity	-		4,429	-	8,137	+83.72%
Total GIA	49,093		149,100	+203.71%	180,366	+20.97%
L11 Podium Garden	-		-	-	2,459	-
Total GIA & L11 Podium Garden	49,093		149,100	+203.71%	182,825	+22.62%
Public Realm	4,505		5,361	+19.00%	3,770	-29.68%
Public Amenity % of Total	-		2.97%	-	4.45%	+49.83%
Public Realm % of Total	9.18%		3.60%	-60.82%	2.06%	-42.65%
Remove Area Causing Harm (GF-L11)	-		-	-	-11,058	-6.05%
Additional Consented Area (GF-L11)	-		-	-	+3,885	+2.1%
Total Variance	-		-	-	-7,173	-3.92%

Appendix A

1st Historic England Objection - Letter Dated 22 February 2024



Ms Gemma Delves
Corporation of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3762

Our ref: P01571750

22 February 2024

Dear Ms Delves

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

1 UNDERSHAFT LONDON EC3A 8EE Application No. 23/01423/FULEIA

Thank you for your letter of 24 January 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England was consulted on this scheme at pre-application stage. Since that time, some modifications have been made to the form of the building, but we do not consider these to have notably altered the impact of the scheme on the historic environment. The additional, more detailed views now seen with this application have made clear the full extent of impacts on surrounding streets and buildings, and our position has been refined in response to this.

Summary

The tallest building in the City Cluster will act as its keystone, and its execution will affect the future of London-wide views, the experience of the City, and some of its most important historic buildings at its base. There is a good agreed solution for this site: an approved development which would create substantial new commercial floor space, an apex to the cluster and a coherent overall design, with high-quality public realm and improved sightlines to historic buildings at its base.

The scheme now proposed for this site would, by contrast, seriously degrade the scale and character of the public realm around it, casting the street into greater shadow and encroaching on three buildings of exceptional significance, whilst not removing harmful impacts in important longer-range views.

Our primary concerns in this case are about design and form, particularly as experienced from nearby streets, rather than overall height. We consider that



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permitting this scheme would be a serious missed opportunity to achieve an exemplar building at the apex of the cluster, respecting the rich history of the City of London, and maintaining or enhancing the public spaces from where most people experience it. The scheme would not accord with national, or your own local, policies and guidance on design, heritage and public realm, and should therefore be refused.

Historic England objects to this scheme on heritage grounds.

Historic England Advice

Historic context, local character, and the significance of heritage assets

The City of London has a highly distinctive streetscape, characterised by the overlaying of successive periods of commercial development on the much earlier street pattern. The strength of the City is in its marrying of old and new, and in how the passer-by can appreciate these layers of history while moving around its streets. Many of its earliest and most significant historic buildings, often medieval and post-fire churches, are seen in contrast with building of much larger scale, but they usually maintain their dignity and presence in close views. This dense cityscape is punctuated with small open spaces - churchyards, squares and plazas - which are an important part of the City's character. They give much-needed space to pause and allow the contrasts of the townscape to be appreciated without overwhelming.

The current building on the site, St Helen's Tower, is an unlisted building outside a conservation area, which has a current Certificate of Immunity from listing. The building did not meet the bar for listing, but the wider scheme of which it was a part (the 1960s Commercial Union and P&O development) won a Civic Trust Award in 1970 and the relevant Pevsner Architectural Guide notes that the "success of the pair owes much to the street-level plaza between them". St Helen's Square, within the site boundary at the south of the site, has provided an important streetscape function for over fifty years.

The site is adjacent to three exceptionally significant buildings: the rare surviving medieval churches of St Andrew Undershaft and St Helen's Bishopsgate, and Richard Rogers' masterpiece of 1980s high-tech architecture, the Lloyd's building. They are integral and outstanding elements of the City's built environment and its multi-layered, complex history, and are all listed at Grade I.

St Andrew Undershaft is a rare surviving early sixteenth-century rubble and stone church incorporating an earlier tower, at the bottom of St Mary Axe to the southeast of the site. Originally sitting in narrow streets, St Andrew's now maintains some of its historic landmark qualities despite the scale of its surroundings in views from or across



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St Helen's Square, and from Leadenhall. It sits in close juxtaposition with 22-24 Lime St ('The Scalpel') and 30 St Mary Axe ('The Gherkin').

St Helen's Bishopsgate is a medieval, multi-phase church originating in the twelfth to thirteenth centuries, in rubble part-faced in render, brick and stone. As with St Andrew's it is a valuable survivor illustrating the City's long and distinguished history. St Helen's is tucked behind the present St Helen's Tower; its west end and cupola are appreciated well across the small former churchyard from Great St Helen's, and its characterful south and east frontages can be appreciated from Undershaft, albeit blighted by the unattractive road ramp immediately in front of it. It forms the south side of the St Helen's Place Conservation Area.

The Lloyd's building is a celebrated high-tech 1980s office designed by Richard Rogers, and one of the most well-known post-war buildings in the country. Its clearly expressed lift and stair towers shape its exterior and give the building a distinctive roof line. It has become gradually more hemmed in by taller development, though the Leadenhall Market Conservation Area to the south remains of generally lower scale. Good views of its form as a whole can be seen from St Helen's Square, and south along St Mary Axe.

The City Cluster is seen over extensive areas of London, including some very sensitive areas. In particular, the form of the cluster has already affected views from the Tower of London World Heritage Site, and key views from St James's Park.

The Tower of London World Heritage Site is internationally famous and a symbol of London. Its landmark siting, preserved through some separation from the City Cluster, is an attribute of its Outstanding Universal Value (OUV) as set out in the World Heritage Site Management Plan, and views from its inner ward and concentric defences give a powerful sense of its historic development and function.

St James's Park is a Grade I registered park and garden. Views from the Blue Bridge across its central lake are identified and protected as view 26A.1 in the London Views Management Framework (LVMF). They are characterised by the relationship between the designed landscape and the historic buildings and treeline forming its boundary.

Impact of the proposals

This application is for a tall building 309m in height, predominantly for office use, which would be the tallest building in the City Cluster. It would not only be much taller but also much bulkier than the existing building. The footprint of the building would project notably further south than the existing tower, into the current open plaza of St Helen's Square. Above this, eleven floors would step out as they rise, up to a publicly



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accessible podium garden projecting out to the full depth of the plot. The upper sections would project out in a staggered manner down to the podium garden level, creating a building which appears to bulge in the middle.

In the lower part of the building, vast structural columns would be planted into the street around the edges of the site. The use of terracotta, Cor-ten steel and white ceramic would create a busy design unrelated to the context, which would be highly eye-catching. The large structural columns, in particular, would have an almost industrial feel, in sharp contrast to their surroundings.

The form of the building at its lower levels would have a clear and detrimental effect on the quality of public space around it, for several reasons. First, because of the increase in the footprint and the direct loss of a large section of the existing open plaza to the south. Second, because of the increased scale of the lower floors and their heavy dominance in views from surrounding streets, which is exacerbated by the massive columns and the proposed materials. Third, because of the vast oversailing podium garden, which would effectively roof over what remains of this open space, reducing openness and natural light.

The scheme would fundamentally compromise the character of the public space bounded by St. Mary Axe and Leadenhall Street. The scheme would project into St. Helen's Square, and enclose it from above with an extensive terrace; thus shrunken and overshadowed, the space would no longer resemble a plaza. The building would degrade the public realm, hem in the buildings and streets around it, reduce sightlines, and thus directly compromise an appreciation of the setting of exceptional heritage assets and the broad experience of the City around them.

The above impacts would harm the appreciation of St. Andrew Undershaft. The west end and tower of the church are seen to best advantage across the square and in historic views along Leadenhall Street and St Mary Axe. Though uninterrupted views of the church would remain at some points under the high cantilevered terrace, the newly constrained open space and overshadowing caused by the building's projections and terrace would degrade the quality of the experience in this area and diminish the presence of the church. The projecting nature of the design, its radically contrasting forms and materials and its unconventional appearance would be overwhelming.

The scheme would have a similar effect on the experience of the Lloyd's building, designed to face onto St Helen's Square. Its clearly expressed lift and stair towers shape its exterior and give the building its distinctive and significant roofline. As well as the general effect on the quality of space in the reduced plaza immediately opposite it and the shrinking of the area from which it can be seen, the cantilevered terrace and



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Appendix A

1st Historic England Objection - Letter Dated 22 February 2024



greatly expanded building would obscure views of the Lloyd's building along St Mary Axe. This would cause harm. The podium garden may also cut off the roofline of Lloyd's when seen from in front of the new building, but this is unclear from current documents.

St Helen's Bishopsgate is tucked behind the existing building on the site, and though overshadowed by the current building, that tower's simple glazed north facade allows the features and materials of the church to stand out. The building line of the current proposal would encroach notably on the church, closing it in. The multi-faceted forms and materials, and giant piers sitting close to the church would distract and detract from its architecture. Taken in isolation, the removal of the road ramp to its immediate south would be beneficial. However, the positive impact of this removal would be negated by the large and unsightly service entrance onto St Mary Axe proposed in its place. Overall, harm would be caused to the church, and this would mean some concurrent harm to the conservation area of which it is an important part.

In addition to these visual impacts, the degree of additional overshadowing a much bulkier building would cause on this site could potentially have an impact on the environmental conditions around these historic structures. This may eventually affect the condition and performance of their materials. This may be particularly likely for St Helen's church, which already appears to be suffering from some biological growth due to moisture.

The tower would be seen from multiple other highly sensitive locations across London, including from St James's Park, registered at Grade I, and from the Tower of London World Heritage Site. By virtue of its size and dominance, this would cause some harm to St James's Park by increasing the prominence of the Cluster, thus eroding its significance derived from the relationship between water, mature planting and historic Whitehall buildings in key views from the bridge over the lake (LVMF view 26A.1). It would also detract to a small degree from the OUV of the Tower of London World Heritage Site by increasing the presence of the Cluster in key views from Tower Bridge (LVMF view 10A.1), and in views from the Inner Ward, thus cumulatively challenging the primacy of the site.

This site is the location of a previous proposal for a similarly tall building, consented in 2019. This scheme would have had similar effects on long-range views as the scheme now submitted, and we identified some harm when consulted at that time. However, set against that were some heritage benefits: the scheme maintained and enlarged the existing public space of St Helen's Square, whilst remodelling it to include a sunken plaza, and increasing sightlines between the two medieval churches. Although not a heritage benefit, that scheme also placed this plaza against a tower of simple, elegant form. We considered the thoughtful and responsive approach to public space and



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connectivity of this scheme were positive, preserving and enhancing the setting of adjacent heritage assets, despite some harmful longer-range impacts of the scheme. This scheme omits any such benefits and takes a radically different and notably more harmful approach at ground floor level, whilst maintaining the harm to the Tower of London and St James's Park.

Relevant policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on local planning authorities to consider the impact of proposals upon listed buildings and their settings, and to pay special regard to preserving or enhancing the character or appearance of conservation areas.

Section 12 of the National Planning Policy Framework (NPPF) 2021 deals with a fundamental objective of the planning process: achieving well-designed places. Planning decisions should ensure that developments will add to the quality of the area, are visually attractive, sympathetic to local character and history, and maintain - through the arrangement of streets, spaces and buildings - a strong sense of place (para.135). It states that the National Design Guide should be used to guide decisions in the absence of local design guides (para.134) and that local authorities should make use of and have regard to the recommendations of design review panels (para.138).

The National Design Guide defines ten important characteristics which should be brought together in a well-designed place. It explains the importance of a development responding positively to a site and integrating into its surroundings ('Context'), and of considering the way buildings, streets and spaces combine ('Identity'). It stresses the importance of public spaces being attractive places which are open to all, and notes that ideally they would be places that people naturally pass through ('Public Spaces').

Section 16 of the NPPF deals with the historic environment. When considering the impact of a scheme, the significance of the asset should be considered, and any conflict with its conservation should be avoided or minimised (para.201). Great weight should be given to a heritage asset's conservation, and this weight should be greater for the most important assets (para.205) including Grade I listed buildings and landscapes and World Heritage Sites. Clear and convincing justification should be provided for any harm caused to a designated heritage asset, including development within its setting (para.206), and any harm should be weighed against the public benefits of the scheme (para.208). The NPPF describes setting as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve." Setting is further explored in the Government's Planning Practice Guidance and in Historic England's The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning: 3).



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The London Plan forms part of the development plan, and its policy HC1(C) on heritage conservation and growth reinforces the requirement for development proposals affecting heritage assets to be sympathetic to their significance, and to avoid harm. It justifies this position by explaining the unique sense of place created by London's historic environment, and the irreplaceable nature of its heritage assets. Its policy D8 on public realm states that development should "ensure the public realm is well-designed...accessible...attractive...related to the local and historic context, and easy to understand...". It notes that some internal or elevated spaces, particularly in areas of higher density, can also be considered as part of the public realm.

The City of London Local Plan (adopted 2015) includes core policies on tall buildings, public spaces, the historic environment, and design.

Core strategic policy CS14: Tall Buildings sets out that tall buildings will be permitted on suitable sites in the Eastern Cluster, taking account the skyline, the character and amenity of their surroundings, and the significance and setting of heritage assets. Its supporting text explains that proposals should "maintain and enhance the provision of public open space around the building", and the open space on the site at present is identified in their policy map.

Core strategic policy CS12: Historic Environment focuses on the conservation and enhancement of the significance of the City's heritage assets, and links them with the need to provide an attractive environment.

Core strategic policy CS10: Design, stresses that the design of buildings - including bulk, height, scale, massing, quality of materials and detailed design - should be appropriate and relate well to the character of the City and the setting and amenities of surrounding buildings and spaces. It notes the importance of development having an appropriate street level presence, and a positive relationship to neighbouring buildings and spaces. Associated policy DM1.3 encourages high quality roof gardens and terraces where they do not impact on identified views.

Historic England's position

The scheme as proposed would cause harm to the historic environment of the City and three Grade I listed buildings and a conservation area within it, as well to the Tower of London World Heritage Site, and to St James's Park through impacts on the designated LVMF view from the Blue Bridge. The harm caused would be consequential, multi-faceted, widespread, and to assets of the highest significance. The increased harm compared with the consented scheme would stem from the increased bulk, contrasting and busy design, and the privileging of a raised terrace for



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a minority of visitors above the character of the everyday public realm for everyone. It would also stem from the lack of clear heritage benefits included in the previous scheme.

St Helen's Square currently functions as important breathing space in the City, an identified open space enabling an appreciation of the quality of the buildings around it. Projecting the revised building south into the square, and building over the remainder of it with a raised terrace, would greatly compromise its character; it would reduce the scale of this public space, palpably loom over it, and limit the natural light that would reach it. Along St Mary Axe and Undershaft, the building would be notably bulkier, more eye-catching and contrasting in form and materials. The churches of St Helen's Bishopsgate and St Andrew Undershaft, and the Lloyd's building, would be diminished by their proximity to such a dominant and jarring built form and by the degradation of some of their best viewing locations. These impacts would not align with local plan policies.

The application presents as a benefit that this scheme would increase the overall public space available on the site, and afford new high-level views. We question this. Prioritising a raised public terrace as a destination (a dead end) whilst seriously disadvantaging the public realm at street level (through which people move) is clearly at odds with the National Design Guide and related national and local policy. The pavement level will always be more widely experienced by the general population, whereas a raised terrace could never function as an inclusive part of the public realm on the same terms. The three adjacent listed buildings were all designed to be seen from street level, and whatever potential interest could arise from new viewing locations, this should not be at the expense of experiencing architecture as designed.

We acknowledge the policy context and previous consents for a tall building in this area, and do not object in principle to a tall building on this site. However, the consented scheme for this site demonstrated a way in which a tall building could respond gracefully to its surroundings and the historic assets around it, weighing against some of the harmful long-distance effects. We consider this scheme does not do this, and that its impacts contravene policy and guidance on heritage protection, design and public space.

This scheme would cause harm to multiple assets of the highest significance, through its approach to design, form and public realm. Although "less than substantial" in the terminology of the NPPF and not at a high level for any one asset, these harms across several heritage assets require clear and convincing justification. This harm should be given great weight (all the greater given the importance of the assets affected), and should not be permitted without being outweighed by public benefits. We question whether a scheme with the design issues raised, which would diminish some of the



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Appendix A

1st Historic England Objection - Letter Dated 22 February 2024



City's finest historic and modern buildings, could be considered to outweigh the harm. We therefore recommend the application should be refused.

As stated above, we do not have an in-principle objection to a tall building on this site, of a design which responds to and respects its context. Were this scheme refused or withdrawn, we would be glad to work with your authority and the applicants further on a development which balances the impacts of a very tall building with a sensitive approach to public realm and historic setting.

Recommendation

Historic England objects to the application on heritage grounds, due to the harm it would cause to important heritage assets, including those of the highest significance. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 135, 201 and 206. We consider it would contravene local plan policies CS10, CS12 and CS14, and London Plan policies HC1 and D8, in relation to heritage protection, design, and open space.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority. The full GLAAS consultation criteria are on our webpage at the following link: <https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Kathy Clark

Principal Inspector of Historic Buildings and Areas

E-mail: [REDACTED]



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Appendix B

2nd Historic England Objection - Letter Dated 7 June 2024



Ms Gemma Delves
Corporation of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3764

Our ref: P01571750

7 June 2024

Dear Ms Delves

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

1 UNDERSHAFT LONDON EC3A 8EE Application No. 23/01423/FULEIA

Thank you for your letter of 15 May regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Summary

We have provided detailed comments on the earlier iteration of the scheme in a letter of 22 February 2024. The comments now provided should be read alongside our previous advice.

We consider that the amended scheme would not meaningfully reduce the harm we have previously identified, and we therefore maintain our objection to this proposal. The scheme would seriously degrade the scale and character of the public realm around the site, casting the street into greater shadow and encroaching on three buildings of exceptional significance.

New changes proposed to the upper levels of the building would appear to increase the potential for harm in wider views, including to and from the Tower of London World Heritage Site (WHS). An increase in the visual distraction of the proposals could result in greater harm to attributes of the Tower's Outstanding Universal Value (OUV).

In the context of heightened international scrutiny about this World Heritage Site and development within its setting, alongside the obligations of National Planning Policy, we urge you to take steps prior to determination to minimise the identified harm by ensuring the design for the top of the proposed building is as visually recessive as possible. To this end, we request a meeting with yourselves and the applicants to



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discuss this. We would not support this aspect of the proposals being resolved post determination via conditions.

Historic England Advice

Our previous advice set out the wide range of assets with the potential to be affected by this scheme, in particular focusing on the nearby Grade I listed churches of St Helen's Bishopsgate and St Andrew Undershaft, and the Grade I listed Lloyd's of London. We also identified the sensitivities of St James's Park and the Tower of London World Heritage Site.

The impact of the proposals was particularly concerning in relation to the adjacent highly-graded buildings and their immediate setting. We considered the much bulkier, eye-catching, and oversailing nature of the proposed scheme would seriously affect the streetscape and encroach upon very important assets. We identified that the busy design - including materiality - exacerbated some of those effects, but the root of our concerns lay in the building's overall form.

Amendments made and their impact

a) The lower levels of the building have been changed from a darker terracotta to a subtler, paler finish, graded as it rises, which is more in-keeping with the surrounding historic materials. We consider that the move towards some subtler, more contextual finishes is a positive step, but in the wider context of the scheme, we consider it makes only a marginal difference to the harm caused.

We previously advised that the potential benefits of removing the service ramp in front of St Helen's would be negated by the visual imposition of the new vehicle lift onto St Mary Axe. Small changes have been made to the detailed design of this area and it is now proposed to be in a more contextual stone finish, though without any real change to the overall design. The lift would remain a large, very functional element seen in juxtaposition with St Helen's church, which will be even more prominent when in use. The harm would therefore largely remain.

b) The design of the building has also been amended, with a proposed change to the geometry and framing of the upper levels. The very large windows of the uppermost level would now be picked out with broad, bright red framing. Beneath this, a dichroic treatment of the glazing is proposed. Both of these design changes would set the building apart from those already existing within the Cluster which have a certain commonality.

The prominence of the crown of the proposed building would be accentuated in mid-



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Appendix B

2nd Historic England Objection - Letter Dated 7 June 2024



and long-range views across London. From the Tower of London WHS the crown of the building would be seen from the Inner Ward above the roof of the Chapel of St Peter ad Vincula. The crown would also have the potential to stand out in kinetic views of the Tower of London WHS from Tower Bridge.

We consider these changes would likely cause a greater visual distraction than previous proposals, diminishing the appreciation of the attributes which convey the Tower of London World Heritage Site's Outstanding Universal Value, as set out in its management plan. The following attributes of the Tower's OUV as an internationally famous monument, its landmark siting, as a symbol of Norman power, its physical dominance and its concentric defences all rely on its setting to varying degrees.

The proposed crown treatment would likely be distracting in views to and from the Tower of London. This would increase the way in which the Cluster would dilute the dominance of the Tower and distract from an appreciation of the attributes listed above by drawing the eye away from them. Increased harm would also occur to listed buildings within the WHS, including St Peter ad Vincula, in particular.

A similar impact may also occur to views from St James's Park, depending on weather conditions and levels of night-time illumination.

Relevant policy and guidance

London Plan Policy HC2 World Heritage Sites, requires development proposals in the setting of WHSs to conserve, promote and enhance their OUV, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their OUV, or the authenticity and integrity of their attributes. It additionally requires development within the setting of a WHS to be supported by a Heritage Impact Assessment.

London Plan Policy D9 Tall Buildings requires that proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification. Where the proposals concern the setting of a World Heritage Site, the policy reserves the strongest protection, stating that new tall buildings "must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it".

The Tower of London is identified in the London Plan as one of three Strategically Important Landmarks for London, and the importance of managing its setting is recognised in the strategic views policies HC3 and HC4, and the London View



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Management Framework (LVMF Supplementary Planning Guidance, 2012).

The National Planning Policy Framework (NPPF) requires planning policies and decisions to reflect relevant international obligations and statutory requirements (Paragraph 2). This includes those obligations under the 1972 World Heritage Convention which require that the UK Government protects, conserves, presents and transmits the World Heritage within its territory.

Chapter 12 of the NPPF considers good design as a key aspect of sustainable development. Paragraph 135 requires that developments should be sympathetic to local character and history, and Paragraph 193 states that development that is not well designed should be refused permission, especially where it fails to reflect local and government design guidance. Related to this, the National Design Guide (NDG, 2021) emphasises the importance of heritage and context when considering the merits of a design.

Chapter 16 of the NPPF concerns the historic environment. Paragraph 195 notes that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. It recognises that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 201 requires Local planning authorities to identify and assess the particular significance of a heritage asset that may be affected by a proposals (including by development affecting the setting of a heritage asset) and that this should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 205 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. World Heritage Sites are of the highest significance and therefore should afford the greatest weight of conservation.

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (GPA3) recommends a staged approach to understanding impacts on setting. Step 3 of this guidance requires an assessment of the effects of proposed development on significance or the ability to appreciate it. A further checklist of potential attributes of a development which may affect significance is provided,



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Appendix B

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including:

- § Form and appearance of development
- § Prominence, dominance, or conspicuousness
- § Competition with or distraction from the asset
- § Materials (texture, colour, reflectiveness, etc)
- § Architectural and landscape style and/or design
- § Diurnal or seasonal change

Historic England's position

The amendments have not sought to address our concerns about this application, so our objection to it still stands. The scheme would seriously degrade the scale and character of the public realm around the site, casting the street into greater shadow and encroaching on three buildings of exceptional significance, including the churches of St Andrew Undershaft and St Helen's Bishopsgate, and the Lloyds Building. The proposals do not represent a high-quality contextual design as policy and the quality of the environment demands.

Concerningly, the amendments have the potential to increase harm to the integrity of the Tower of London WHS and the significance it derives from its attributes of OUV as set out above.

The use of dichroic glass and red framing at the top of the proposed building to convey public accessibility are likely to make it more visually distracting in key views of and from the World Heritage Site as well as St James's Park, noting in particular the considerations that are set out in GPA3. The potential harm this would introduce would bring the proposals in clear conflict with London Plan policies HC2 and D9.

We acknowledge that dichroic glass was part of the consented proposals and was not flagged as an issue previously. Since then, 120 Fenchurch Street has been built out and provides a real-world example of this material. The dichroic glass is highly conspicuous and subject to considerable variance - much more so than the provided visualisations are able to suggest.

UNESCO's World Heritage Centre has recently requested that the UK Government submit a report about the WHS' State of Conservation by 01 December 2024. This request was prompted by concerns about tall building development within the Tower of London's setting. In the context of this heightened international scrutiny and your duty as set out in Paragraph 2, 201 and 205 of the NPPF, we urge you to take urgent steps to minimise harm to the WHS by ensuring the proposed design is as visually recessive as possible.



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With that in mind, we would like to meet with the applicants and yourselves prior to determination to better understand the detailed design and consider possible changes to ensure that any additional harm to OUV is avoided or minimised, by using a different palette of materials and/or architectural treatment. We would not support the detailed design of this aspect of the proposals being resolved post determination via conditions.

If the proposed design of the crown remains unaltered, we consider the current scheme would result in greater harm to the WHS than the approved scheme, and Historic England's objection would therefore likely encompass this impact. Our advice will form part of the State Party's notification to the UNESCO's World Heritage Committee.

Recommendation

Historic England continues to object to these proposals. In addition to the base of the building requiring further alterations to avoid and minimise harm to highly significant listed buildings, we recommend that further discussion regarding the top of the proposed building is required in order to minimise harm to the Outstanding Universal Value of the Tower of London World Heritage Site and meet policy requirements.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely



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Appendix B

2nd Historic England Objection - Letter Dated 7 June 2024



Historic England
London and South East Region



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Appendix C

The Balance of Harm v Benefits - Assessment of Public Benefits Identified by DP9

DP9 Planning Statement pages 58 to 60 – Description of Planning Benefits	Commentary by C C Land’s professional team on the Claimed Benefit
Economic Benefits	
Creation of approximately 154,000sqm of new, world class workspace and office floorspace within the City Cluster, representing around 10% of the City’s projected future office growth targets within a single development site.	The provision office floor space representing around 10% of the City’s projected future office growth targets does not in itself justify causing harm to multiple heritage assets of the highest significance, and the primary civic space in this Eastern Cluster. It is a speculative office development. It follows that 90% of the City’s projected office growth targets can be delivered elsewhere, and in any case, a base position was established by the 2019 consent. Moreover, the future office growth targets are not yet contained within an adopted plan.
Significant built and employment densification of the Site to generate an optimised development over and above the existing building and Consented Scheme in line with its planning constraints and opportunities.	It is clearly wrong to claim that the proposals would generate an optimised development over and above the existing building and consented scheme in line with its planning constraints and opportunities. The proposal has serious conflict with the development plan and the National Planning Policy Framework in terms of the loss of an impact on public open space, poor design quality particularly at the lower levels, and serious harm to heritage assets of great significance. The consequence of the density is serious harm to the surroundings.
Introducing complimentary [sic] employment generating uses to the Site which are publicly accessible	Any proposal for redevelopment of this site would provide a range of employment generating uses, and the alternative proposal represented by the 2019 consent contained a much broader range of retail and other facilities activating the ground floor and which would be complementary to the surrounding spaces and streets.
Creation of approximately 838 net jobs annually through the demolition and construction stages, adding £123.3m annually as a result of the Proposed Development	Any redevelopment of the site would result in employment during construction. The effects would be temporary and could not outweigh permanent harm to irreplaceable heritage assets of the greatest significance.
Creation of approximately 9,447 net jobs in the operational phase.	The creation of approximately 9,447 net jobs is not unique to the proposal. A substantial number of jobs would be created by the 2019 consent, without causing harm to the heritage assets and without the loss of St Helen’s Square.
Environmental Benefits	
Enhancement of the setting of St Helen’s Church (Grade I) through the removal of the vehicular ramp on Undershaft which forms a negative part of the listed building’s existing setting	Whilst removal of the ramp is welcomed, this is a relatively minor amendment.
New high quality public realm on the western side of the Site which will form a new space in which to view and appreciate the listed building;	This benefit could be achieved with an alternative design. The structural columns are a highly distracting and unsuitable aspect within the setting of St Helen’s Bishopsgate Church. The shift in public open space away from the sunny eastern plaza to the severely overshadowed space to the west is unfortunate. The eastern plaza opens to the Gherkin and looks south down St Mary Axe to St Helen’s Church and the Lloyds Building. The western space is hemmed in by the vertical faces of the proposed new Undershaft and the Leadenhall Buildings with virtually no direct sunshine.

DP9 Planning Statement pages 58 to 60 – Description of Planning Benefits	Commentary by C C Land’s professional team on the Claimed Benefit
Active frontage and the new entrance to the public viewing gallery and London Museum spaces at the top of the building will further draw visitors to the area and the setting of the church, enabling a wider appreciation of the medieval building and its survival in the City;	We consider that little or no weight can be given to semi aerial views of St Helen’s Church and St Andrew’s Church when there is harm at street level to the setting of these most significant medieval buildings..
New public realm on the western edge of the site and the north-west corner entrance to the London Museum will encourage pedestrian permeability from Leadenhall Street through to St Helen’s churchyard and vice versa; and	This is at the expense of St Helen’s Square, which is existing public realm and has been a key open space within the City for over fifty years. It makes a highly significant contribution to the setting of neighbouring assets, modern and historic, and is of higher quality than the proposed new public realm on the western edge, The claimed benefit of proposed new public realm on the western edge should not be attributed the same weight as the retention and enhancement of St Helen’s Square as envisaged by the 2019 consent. We note that the CoL Committee report assessing the 2019 consent stated that a positive view was taken at that time to the public realm proposals: <i>“A generous public square is provided to the south of the tower where the existing partly sunken and stepped square is... A key element of the public square is the Lower Court, a sunken oval in the centre of the square which is intended to be a vibrant hub with the possibility of a skating ring in winter, street markets, public art or a performance space for music etc. There is no such focus point within the City cluster of tall buildings and the space has the potential to provide that focus”.</i> By contrast, the 2023 proposal results in the loss of some 30% of the area of St Helen’s Square, a reduction which substantially diminishes the opportunity for it to be used as this <i>“vibrant hub”</i> .
New framed glimpses of the cupola of St Helen’s Church will also be visible from Leadenhall Street and along the western route within the site, framed by the structure of the proposal.	As per the similar point above, little to no weight should be attributed to this.
New elevated view of the dome and peristyle of St Paul’s Cathedral from the Level public podium garden. St Paul’s will be visible in combination with other important Wren church spires and City of London landmarks that are identified in the CoL. Protected Views SPD, including St Peter-upon-Cornhill, St Michaels, St Mary-le-Bow (the second tallest Wren spire in London), and the tower of the Royal Exchange. The new view of these important historic City landmarks and their skyline presence will be channelled and framed by commercial buildings in the City Cluster, including 122 Leadenhall Street, 8 Bishopsgate, Lloyds Building and 1 Leadenhall Street, directing the viewers’ focus towards these landmarks.	Little or no weight could be attached to a new elevated view of the dome of St Paul’s Cathedral which is visible from many locations throughout the City and beyond.

Appendix C

The Balance of Harm v Benefits - Assessment of Public Benefits Identified by DP9

DP9 Planning Statement pages 58 to 60 – Description of Planning Benefits	Commentary by C C Land’s professional team on the Claimed Benefit
Level 11 public podium garden will further allow new semi-aerial views of St Helen’s (Grade I) and St Andrew’s (Grade I), allowing an appreciation of their plan form and architectural and historic interest from a new perspective. Elevated views over the rooftops of the buildings within the St Helen’s Place Conservation Area;	As per the similar point above, little to no weight should be attributed to this.
Level 11 public podium garden will allow close and intimate views of the Lloyds Building (Grade I listed) which will form a focal point of views immediately south from the public garden. This will create and allow a new public viewing perspective of the Grade I listed building which is of principal architectural and historic interest for its technological innovation and architectural quality, and will enhance the ability to appreciate its heritage significance;	Little or no weight can be given to the creation of ‘close and intimate views’ of the Lloyds Building (Grade I Listed) when the overall setting of the Lloyds Building will be substantially harmed by the projecting tongue of the 11 th floor podium garden.
Consolidating the form of the City Cluster, forming a distinctive and high quality architectural design at the apex of the Cluster;	The building does not consolidate the form of the City Cluster in a positive way, its scale and massing are so much greater than the 2019 consent that from some views the City Cluster will merge into one.
High quality architectural design, public realm and active frontages to enhance local streetscape;	High quality architectural design, public realm and active frontages clearly cannot be given any weight when there is widespread criticism from Historic England and others of the quality of the architecture particularly at the base of the building, and its harmful impact on the public realm.
New high quality elevated public podium garden at the centre of the City Cluster;	The proposed public podium garden will not compensate for the loss of some 30% of the area of St Helen’s Square. While the proposed elevated public podium garden aims to introduce a novel public space, it brings several significant environmental disbenefits that outweigh the potential advantages. It compromises existing high-quality public realm, reduces accessibility and inclusivity, and negatively impacts the visual and structural coherence of the City Cluster. Therefore, the proposed elevated garden cannot be considered a beneficial enhancement in this context. At the same time the very popular area for gathering and sitting in sunshine at midday is greatly reduced. There are fewer seating benches and the combination of the overhang and tree planting means that most of these will be in continuous shade. We therefore do not agree that prioritising the podium garden as a destination is preferable to maintaining the public realm at street level. The street level public realm will always be more widely experienced and enjoyed by the general population.
Urban greening to public podium garden, office amenity terraces and western terraces to deliver a significant increase in biodiversity (c. 960% net gain) and ecological enhancements;	The proposed urban greening initiatives must be re-evaluated in light of significant concerns regarding their impact on the surrounding environment and heritage assets. Objections from C C Land UK, Historic England, and the wider insurance sector highlight the potential shortcomings, including the loss of St Helen’s Square and the overshadowing effect of the Level 11 terrace. The failure to address key criteria of Policy D8 of the London Plan 2021 raises questions about the proposal’s alignment with strategic planning objectives. Given these conflicts, a reassessment of the proposed urban greening measures is necessary to determine their true weight within the broader development context.

DP9 Planning Statement pages 58 to 60 – Description of Planning Benefits	Commentary by C C Land’s professional team on the Claimed Benefit
Delivery of a BREEAM “Outstanding” building at pre-assessment stage;	The other claimed benefits relating to the achievement of BREEAM Outstanding and other environmental criteria should not be given any special weight because they are requirements and expectations of any tall building within the City, and do not in themselves justify harm to historic assets of the greatest significance.
Reductions in operational carbon of 11% of Part L 2021;	Reductions in operational carbon cannot be given any weight; the alternative proposal represented by the 2019 consent will achieve the same benefit.
Delivery of servicing consolidation to reduce vehicle trips to the Site;	Servicing consolidation cannot be given any weight; the alternative proposal represented by the 2019 consent will achieve the same benefit.
Social Benefits	
Provision of free to access education / viewing gallery spaces at the uppermost levels of the building, driving social value and giving everyone the opportunity to experience the highest vantage point in the City of London, alongside a substantial programme of events curated by the London Museum;	The social benefits claimed include providing viewing gallery space for the public and a programme of events curated by the London Museum. These benefits could be provided in an alternative design to the base of the building without having a serious harmful impact on heritage assets and St Helen’s Square.
Significant public realm benefits at grade and level 11 of the building to provide high quality landscaped public space at ground and mid-level to make the City Cluster a more accessible place;	The scheme results in the loss of some 30% of the area of St Helen’s Square and this reduction will substantially diminish the opportunity for it to be used for socialising, events and relaxation in an iconic outdoor setting. This is a significant social <u>disbenefit</u> .
An occupier focus on wellbeing with high quality amenities for the office workers, with the development targeting WELL accreditation; and	The occupier focus on well-being is simply the approach which all office buildings need to take, whether they are in the City of London or elsewhere, and does not constitute a social benefit in any meaningful sense.
External private and communal terraces for a significant amount of the office floors to enable access to outside space.	This is not considered to be a material social benefit and should be discounted.

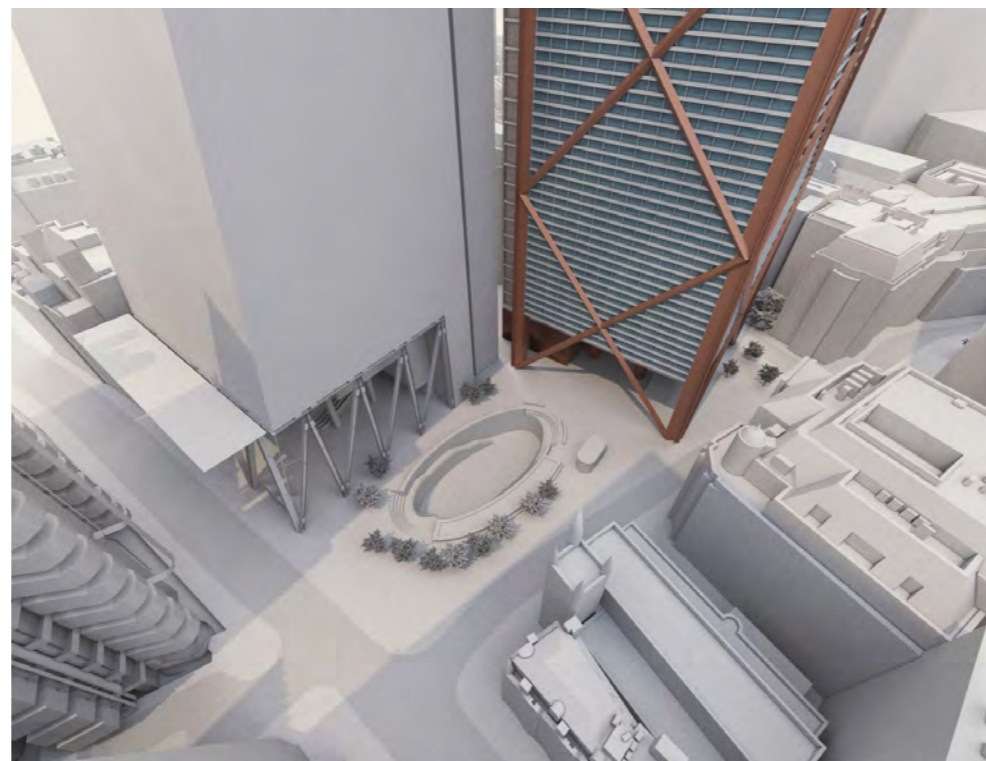
1 Undershaft, London EC3A 8EE
Planning Application Ref. No: 23/01423/FULEIA
Neighbour Consultation

Representations on behalf of C C Land

End of 14 June 2024 - Addendum



Existing



2019 Consent



2023 Application

From: Frankie Liddiard-Longley
Sent: Tuesday, June 18, 2024 12:56 PM
To: Delves, Gemma
Subject: Ref. No: 23/01423/FULEIA

I support the plans for 1 Undershaft as they will deliver significant improvements to the area, including St Helen's Square.

Currently there is not much space to sit outside and with so many people coming back into the city it would be great to have some nice green spaces!

Sent from my iPhone

From: Mike Washbourne

Sent: Friday, February 23, 2024 10:15 AM

To: McBirney, Georgia

Cc: Paul Conolly; [Jason Barrington](#); [Tim Fogarty](#); Chris Constanti

Subject: 1 Undershaft - 23/01423/FULEIA - Protecting the interests of St Helen's Bishopsgate and St Andrew Undershaft

Importance: High

THIS IS AN EXTERNAL EMAIL

Dear Georgia,

I am following up our various telephone discussions and your call of yesterday in relation to the new scheme for 1 Undershaft and the need to take account of and protect the interests of the churches located adjacent to the proposed tower, St Helen's Bishopsgate and St Andrew Undershaft.

As you know, I am acting as planning adviser to the churches; and we have a multi-disciplinary team dealing with the various topics of interest to the churches. Given the substantial volume of material that accompanied the application submission, you will appreciate that the churches' consultancy team's review of the material and the implications is on-going. It must be said that my client is deeply concerned about the implications of the new scheme for 1 Undershaft in terms of (assuming that grant of permission) the practical consequences for the two churches both during the construction phase and thereafter.

You have now spoken with Gwyn Richards about the churches' position and the ongoing consultation for the application, and he has agreed that it would be wise and appropriate to have a meeting to discuss the position of / impact on the churches and how to take account of, protect and safeguard the interests, amenities and ministry of the churches, as well as the buildings themselves and their settings, their precious fabric and the contribution they make to the city townscape.

I should add today, on behalf of my client, that we confirm our **objection** to the current planning application. Our detailed and considered representations will follow in due course. In the meantime, please record this objection on your casefile.

As agreed yesterday, would you kindly send me 3 or 4 dates and times for a meeting with your department, so that I can make the necessary arrangements from our side. I believe that we are looking at possible dates for the weeks of 4th and 11th March 2024. I know that from our

side, we would all prefer a face-to-face meeting with your good selves.

I look forward to hearing from you. Do get in touch if you have any queries, or if you or your colleagues would like to discuss any matter further with us now, and ahead of the meeting described.

Kind regards,

Mike

M D Washbourne MRIC

Washbourne Consulting Limited

The Planning Studio

Willow Pond

Pass Street

Eckington

WR10 3AX

Also: London E1

urban planning | rural planning | property advice

Please consider the environment before printing this email.

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-----Original Message-----

From: Noor Dabbous

Sent: Tuesday, June 18, 2024 12:56 PM

To: Delves, Gemma

Subject: Ref. No: 23/01423/FULEIA



THIS IS AN EXTERNAL EMAIL

Hi Gemma,

Hope you're well!

I support the plans for 1 Undershaft as they will deliver significant improvements to the area, including St Helen's Square.

Thanks!

Noor

704 Asha Point,
2 New Lion Way,
London,
SE17 1GS

Bruce Carnegie-Brown
Chairman

1 July 2024

Chief Planning Officer
City of London Corporation
Guildhall EC2P 2EJ



Dear Chief Planning Officer

1 Undershaft

I write to add my voice to those who have expressed concern about the loss of open space which would result from the proposed re-development of 1 Undershaft.

The City of London has a commendable record of opening up additional public space at street level whenever new development plans are approved. For the first time in recent memory, the plans for 1 Undershaft would rob the City of a really important convening space. The compensatory offer of public amenity space on the 11th floor of the new building does not address this and I believe the necessary security requirements would make outdoor space on the 11th floor significantly less attractive than the space it would replace.

I urge you to reject these plans as currently presented.

Yours faithfully



For the attention of Gemma Delves

City of London
Guildhall
PO Box 270
London EC2P 2EJ

15 August 2024

Sent by email: [REDACTED]

Dear Gemma

Ref: 23/01423/FULEIA

1 Undershaft, London EC3A 8EE

Representations by C C Land, owners of The Leadenhall Building

I write further to the Planning Applications Sub Committee's decision of 2 July 2024 to defer the 1 Undershaft planning application to allow the Applicant to consider concerns raised in relation to ground floor public realm.

As you know C C Land submitted representations objecting to the 1 Undershaft planning application (Ref. No: 23/01423/FULEIA) on 23 April 2024 and 14 June 2024.

The 14 June 2024 submission identified that the harm to St Helen's Square and the immediate environment largely results from the massing/footprint of the proposed building from Ground Floor up to Level 11 and could be resolved, were the Applicant to adopt a different approach to bulk, massing and aesthetics for the lower third of the building.

The 14 June 2024 submission introduced an alternative design approach detailing where Ground to Level 11 could be cut back and reconfigured to avoid the damage to St Helen's Square.

This 15 August 2024 addendum (attached) develops the alternative design approach introduced as part of the 14 June 2024 representations and details one approach as to how Ground to Level 11 could be cut back and reconfigured to avoid damage to St Helen's Square.

The resultant loss of floorspace would be c5,425 sq m equivalent to 3%.

The objective in providing reconfigured Ground to Level 11 floor plans is to evidence what could be achieved and assist the Applicant in identifying adjustments to the 2023 application which we believe would address stakeholders concerns over the ground floor public realm.

These reconfigured floor plans will require detailed input from the Applicant's professional team. As the immediate neighbour to 1 Undershaft, we confirm our commitment to work with all relevant parties to improve the current planning application and deliver a solution which saves St Helen's Square.

/.....

Yours sincerely

[Redacted signature]

John Adams
JDA Planning Consultancy Ltd

[Redacted contact information]

JDA Planning
Consultancy

Att.

Cc [Redacted list of recipients]

1 Undershaft, London EC3A 8EE
Planning Application Ref. No: 23/01423/FULEIA
Neighbour Consultation

Representations on behalf of C C Land

15 August 2024 - Addendum



Professional Team

This Addendum has been produced with the assistance of the following:



Architectural Consultant

de Metz Forbes Knight Architects

dMFK Architects are appointed by C C Land on various projects in and around The Leadenhall Building. We have taken on the role of informal architectural guardians of the building, gently addressing matters that pertain to its architectural integrity, designing ongoing upgrades to keep it in step with the market, and assisting C C Land in matters affecting its maintenance.

We are an award-winning AJ100 architectural practice having been established for over 20 years, one of our founding partners having previously worked at Richard Rogers Partnership. We regularly work with important 20th Century buildings including The Salters Hall (Sir Basil Spence), Tower 42 (Richard Siefert), 201 Bishopsgate (SOM), Voysey House (CFA Voysey), and many others, and our client list includes The Office Group, British Land, Barratt London, Land Securities, Derwent London, Great Portland Estates, Lazari, WRE, The Royal Opera House, and Tate Britain.

In the case of The Leadenhall Building, we have been asked to assist in preparing architectural information to support their Representations regarding the 2023 planning application for 1 Undershaft, in particular the effect on the public realm which serves both buildings, and the wider city.

Executive Summary

C C Land submitted representations objecting to the 1 Undershaft planning application (Ref. No: 23/01423/FULEIA) on 23 April 2024 and 14 June 2024.

The objections requested that the 2023 application was redesigned to deliver:

- a) **No loss of street level public open space from the existing situation**
- b) **Preserve and enhance St Helen’s Square as a vitally important civic space and focus for placemaking in the City Cluster for workers, residents, and visitors**
- c) **No harmful townscape or heritage impact**
- d) **Architectural excellence within the City Cluster**

The 14 June 2024 submission identified that the harm to St Helen’s Square and the immediate environment largely results from the massing/footprint of the proposed building from Ground Floor up to Level 11 and could be resolved, were the Applicant to adopt a different approach to bulk, massing and aesthetics for the lower third of the building.

The 14 June 2024 submission introduced an alternative design approach detailing where Ground to Level 11 could be cut back and reconfigured to avoid the damage to St Helen’s Square. The resultant loss of floorspace was anticipated to be less than 4%.



Existing



2023 Application



Revised Scheme

Executive Summary

On 2 July 2024 the Planning Applications Sub Committee deferred the 1 Undershaft planning application to allow the Applicant to consider concerns raised in relation to ground floor public realm.

This 15 August 2024 submission develops the alternative design approach introduced as part of the 14 June 2024 representations and details how Ground to Level 11 could be cut back and reconfigured to avoid damage to St Helen's Square. The resultant loss of floorspace would be c5,425 sq m equivalent to 3%.

The objective in providing reconfigured Ground to Level 11 floor plans is to assist the Applicant in identifying adjustments to the 2023 application which would address stakeholders concerns over the ground floor public realm.



Existing



2023 Application



Revised Scheme

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1.0 Alternative Approach to Avoid Harm to St Helen's Square

1.1 Introduction

The majority of the damage to St Helen's Square results from the massing/ footprint of the proposed building from Ground Floor up to Level 11.

Building upon the alternative design approach introduced as part of our 14 June 2024 submission, these representations illustrate how Ground to Level 11 could be cut back and reconfigured to avoid damage to St Helen's Square. The resultant loss of floorspace would be c5,425 sq m equivalent to 3%.

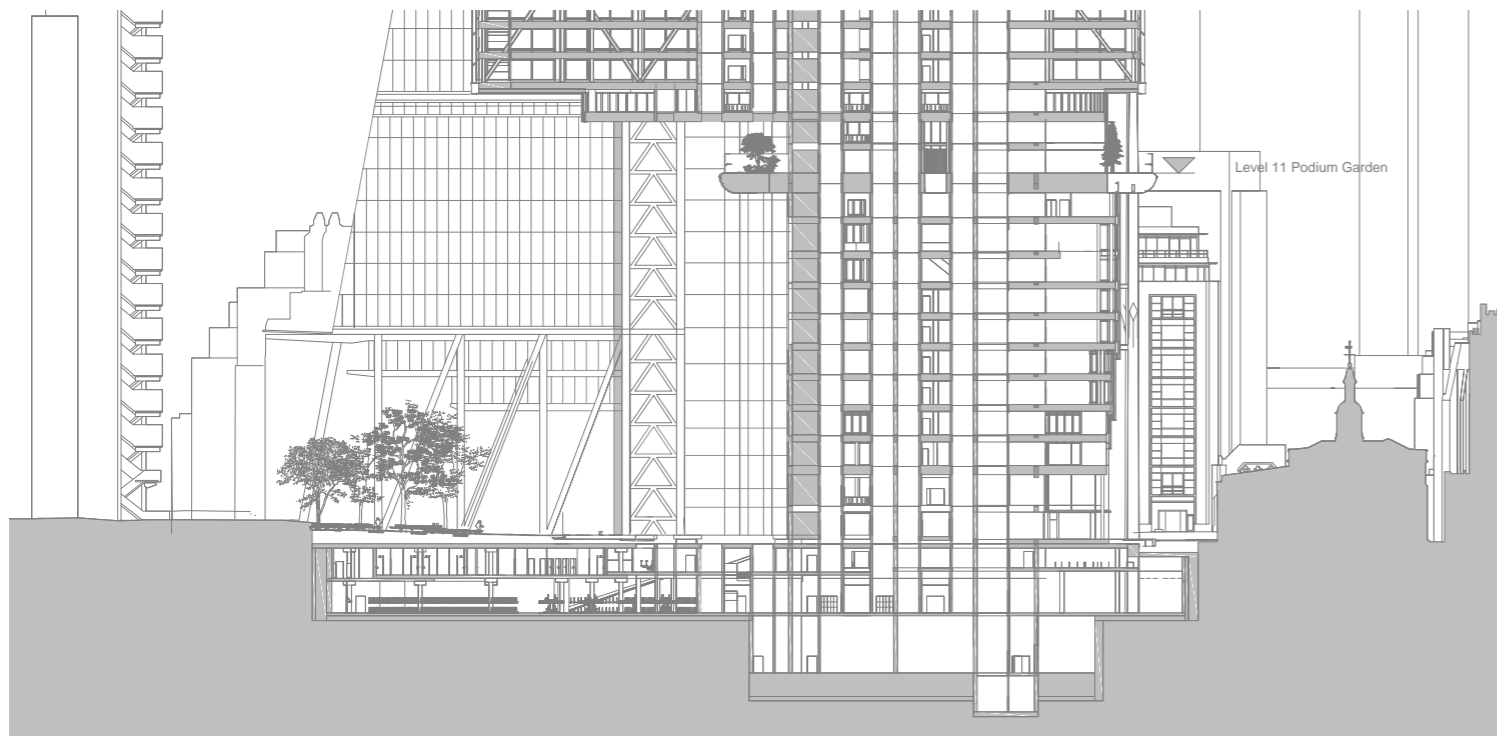
The objective in providing reconfigured Ground to Level 11 floor plans is to assist the Applicant in identifying adjustments to the 2023 application which would address stakeholders concerns over the ground floor public realm.

Summary of Alternative Approach:

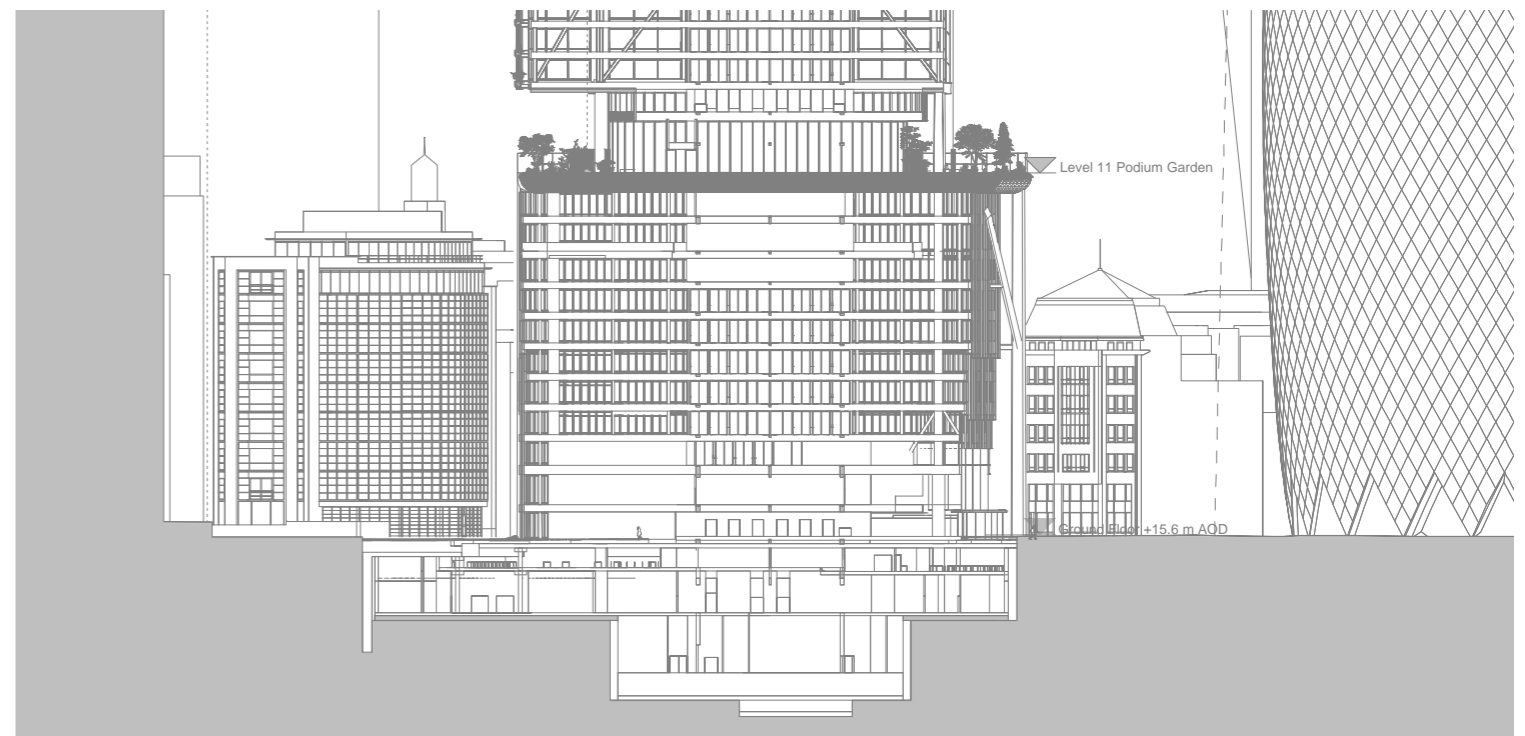
1. The south elevation has been cut back to align with the face of existing building to avoid any reduction in street level public open space to St Helen's Square.
2. The footprint of the 2019 consented scheme has been added to the Revised Plan to provide additional area to west side of proposal from Ground Floor to Level 11. Additional area could be added using 2023 Application outline.
3. Proposed position of the main core has been moved. The southern segment of core projecting in to St Helen's Square has been relocated with 11nr lifts added to the west side of the core.
4. The public lifts serving the Level 11 Terrace have been relocated to the north side of the building.
5. Level 11 Terrace projection has been reduced but still provides a 11m cantilever over St Helen's Square.
6. The building outline from Levels 14-74 remains unchanged, there is scope to provide additional area on west side of building with the 2019 consent envelope.

Assumptions:

- a) Plans are indicative, internal layout of each floor to be replanned to take into account the illustrative structural solution we are providing. Further detailed work required from the Applicant.
- b) Lift capacity has been reduced by 2nr lifts due to the reduction in floor area on Levels 1-11, detailed assessment of lift capacity should be undertaken.
- c) External superstructure From Ground to Level 11 Terrace has been amended, detailed structural assessment will be required.
- d) No assessment of fire engineering has been done.
- e) Assessment of fire fighting & evacuation lifts will be required.
- f) Landscaping & planting of St Helen's Square & Level 11 Terrace will be required.
- g) Assessment of the arrangement of teaching spaces etc on Levels 11-13 will need to be undertaken.
- h) Public entrance relocated to Undershaft benefiting from the amenity provided by St Helen's church.

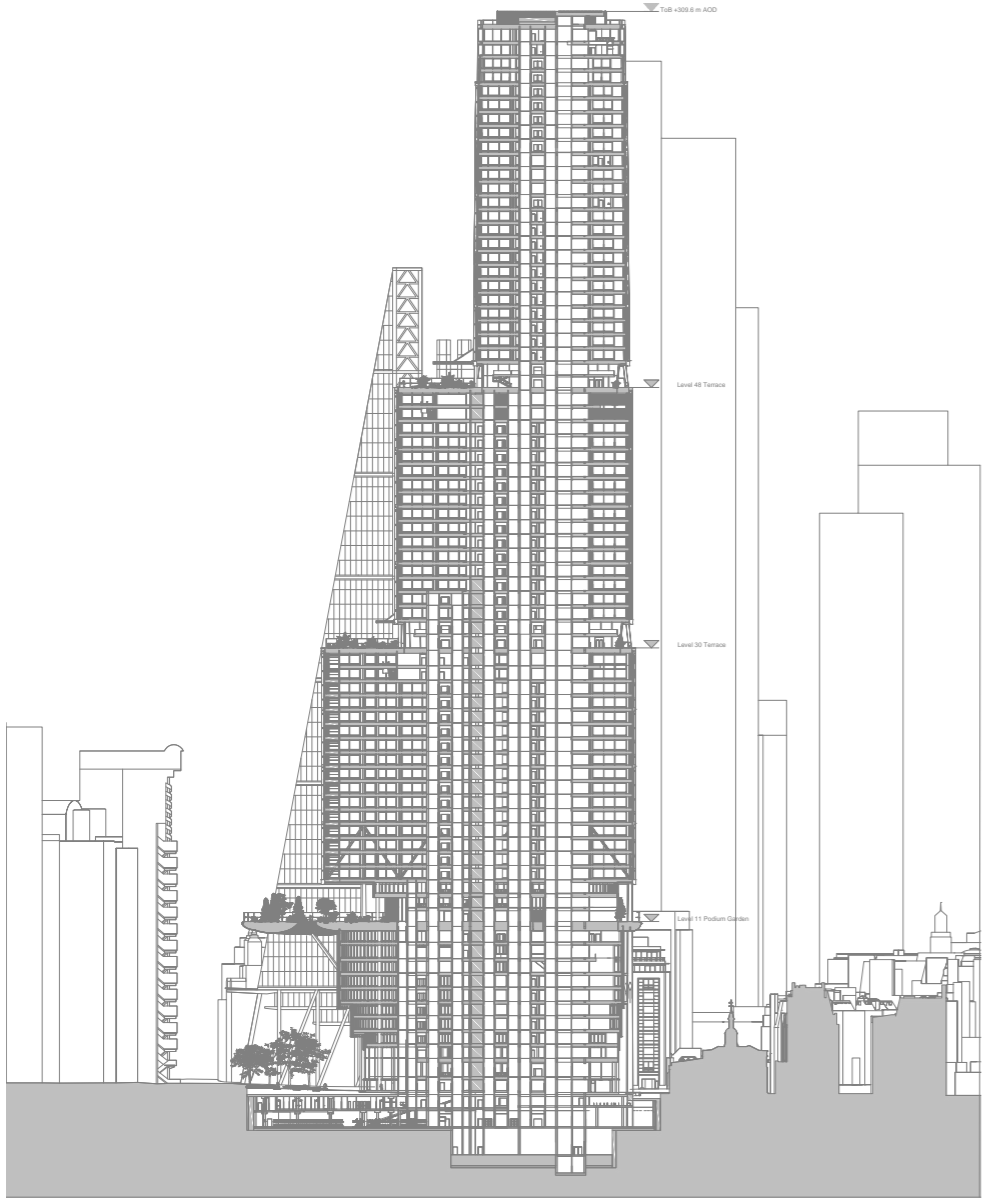


Revised Scheme: North – South Section

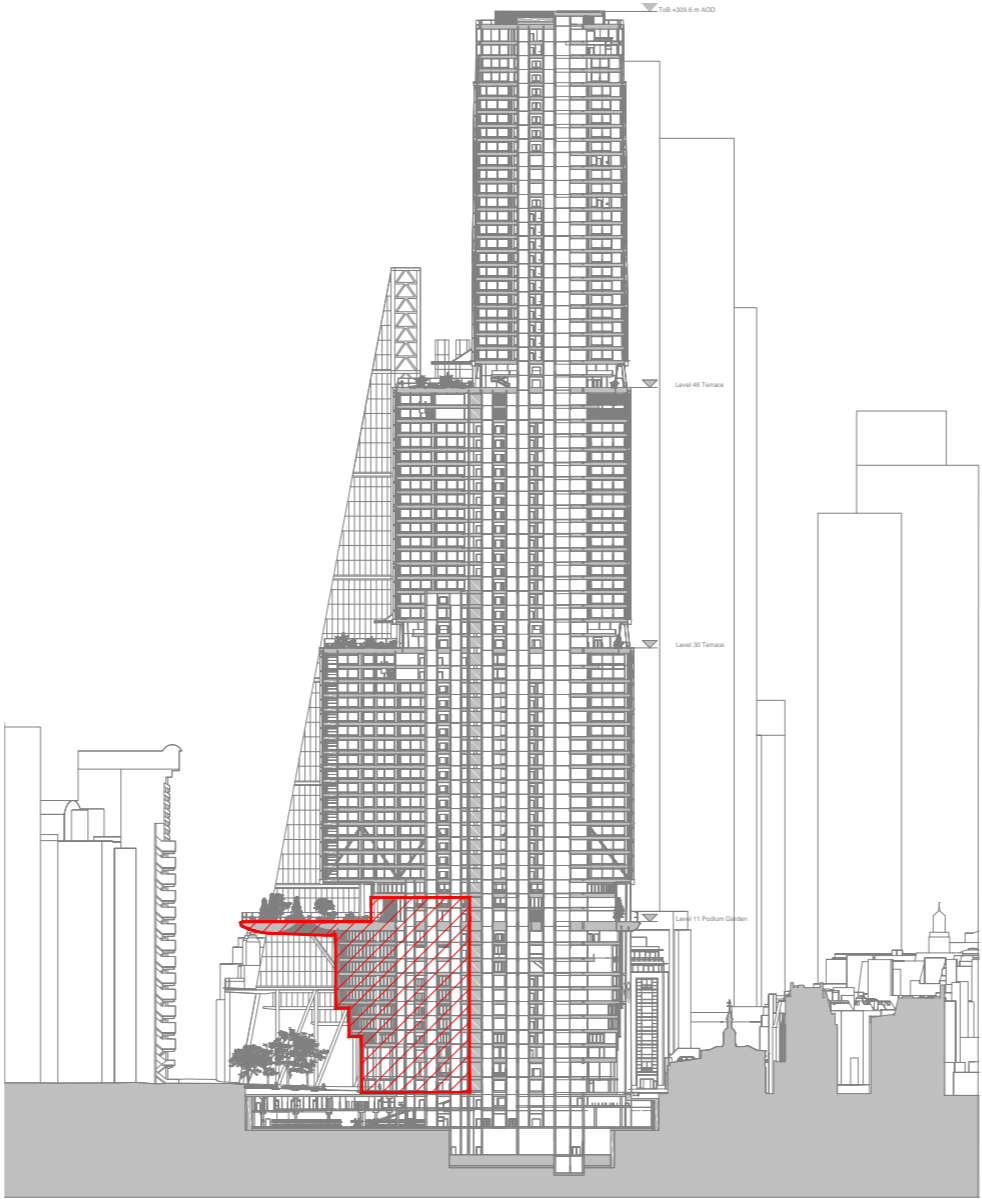


Revised Scheme: East – West Section

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.2 North - South Sections



2023 Application



Alternative Approach



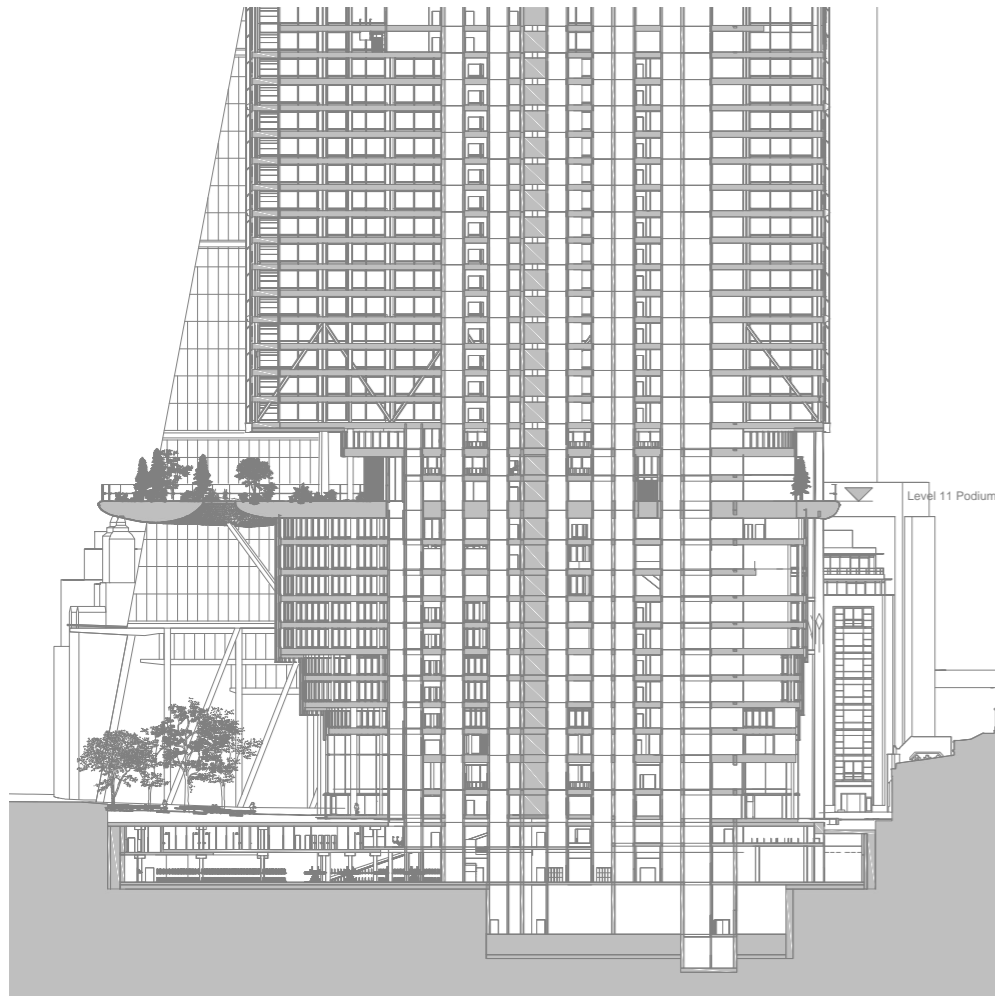
Revised Section

Ground to L11 Total GIA 30,722 m²
 Total GIA 180,366 m²

▨ Total omitted Area from 2023 Proposal -9,752 m²
▨ Total potential area from 2019 Consent +3,699m²
Total loss of GIA -5,425 m² -3.01%

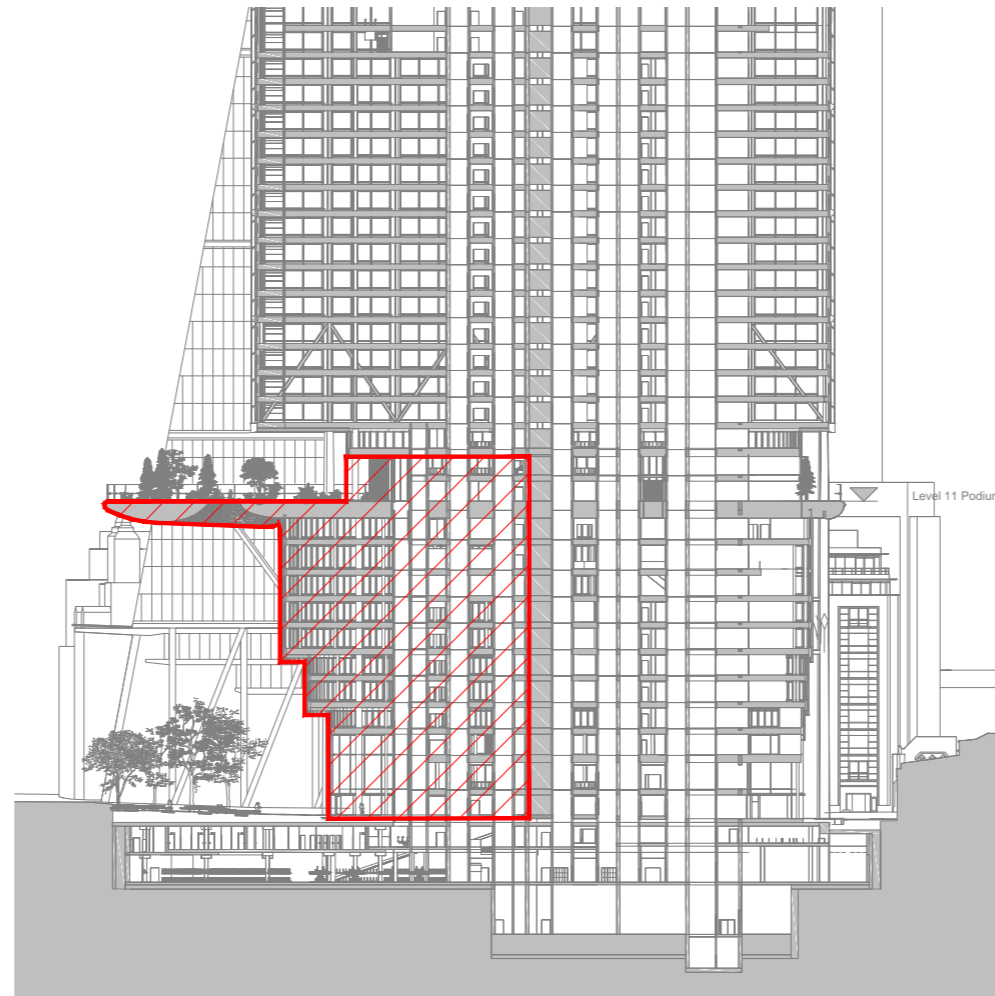
Ground to L11 Total GIA 25,297 m²
 Total GIA 174,941 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.2 North - South Sections



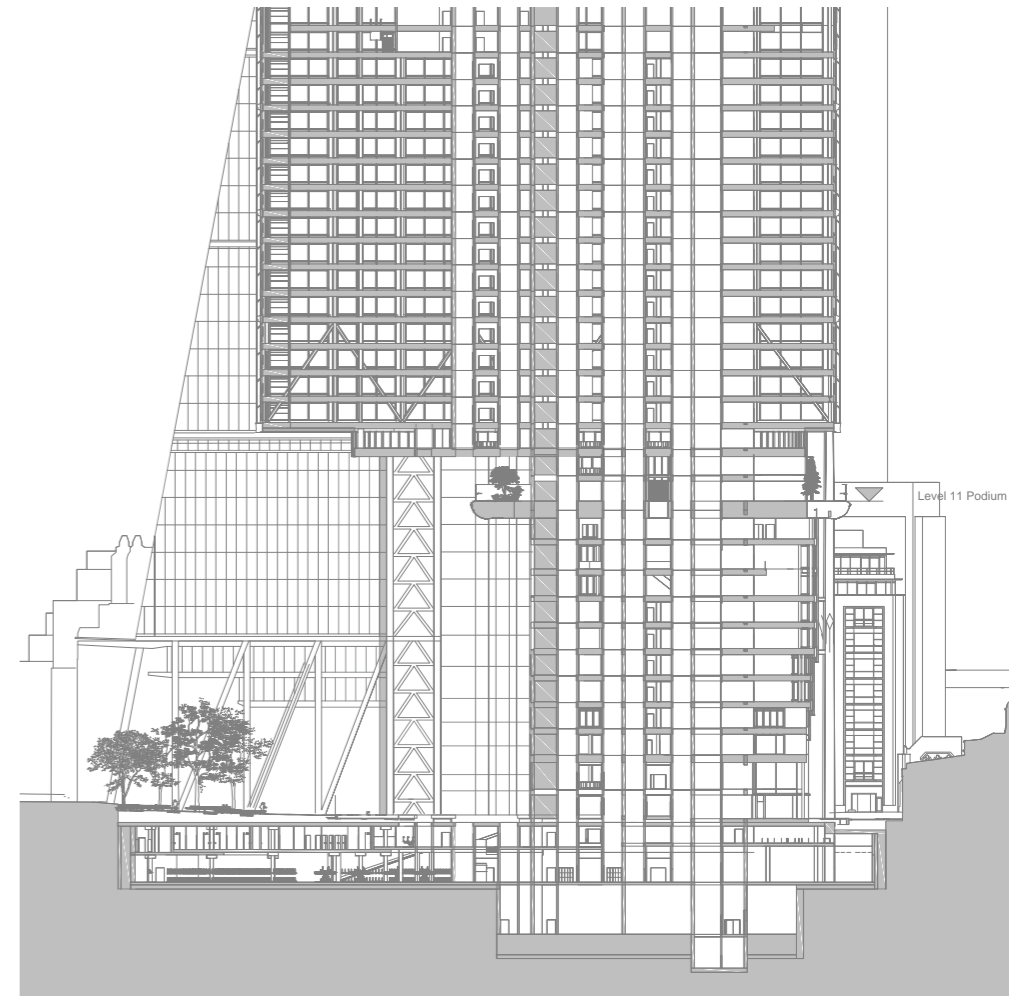
2023 Application

Ground to L11 Total GIA 30,722 m²
 Total GIA 180,366 m²



Alternative Approach

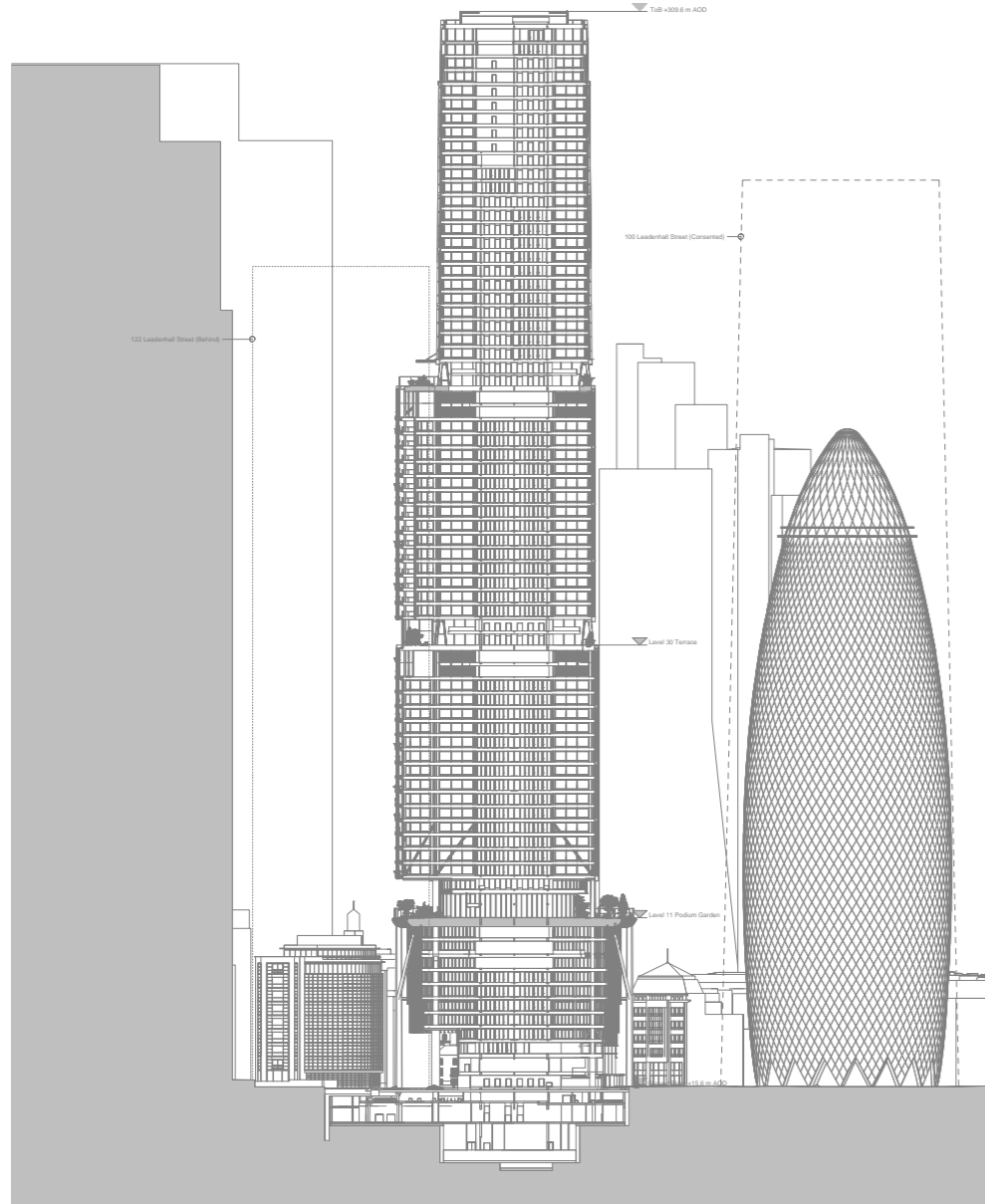
▨▨▨▨ Total omitted Area from 2023 Proposal -9,752 m²
▨▨▨▨ Total potential area from 2019 Consent +3,699m²
Total loss of GIA -5,425 m² -3.01%



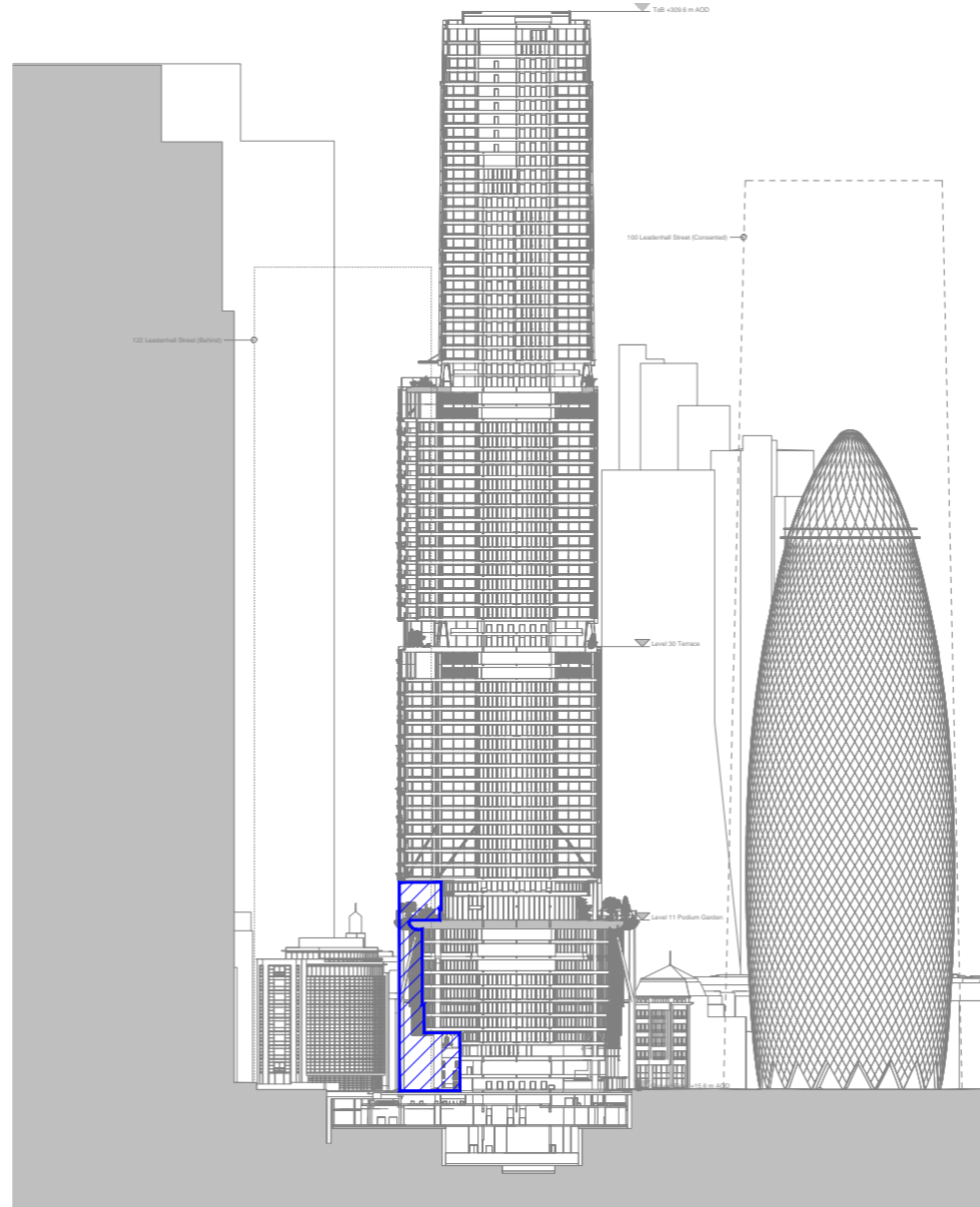
Section

Ground to L11 Total GIA 25,297 m²
 Total GIA 174,941 m²

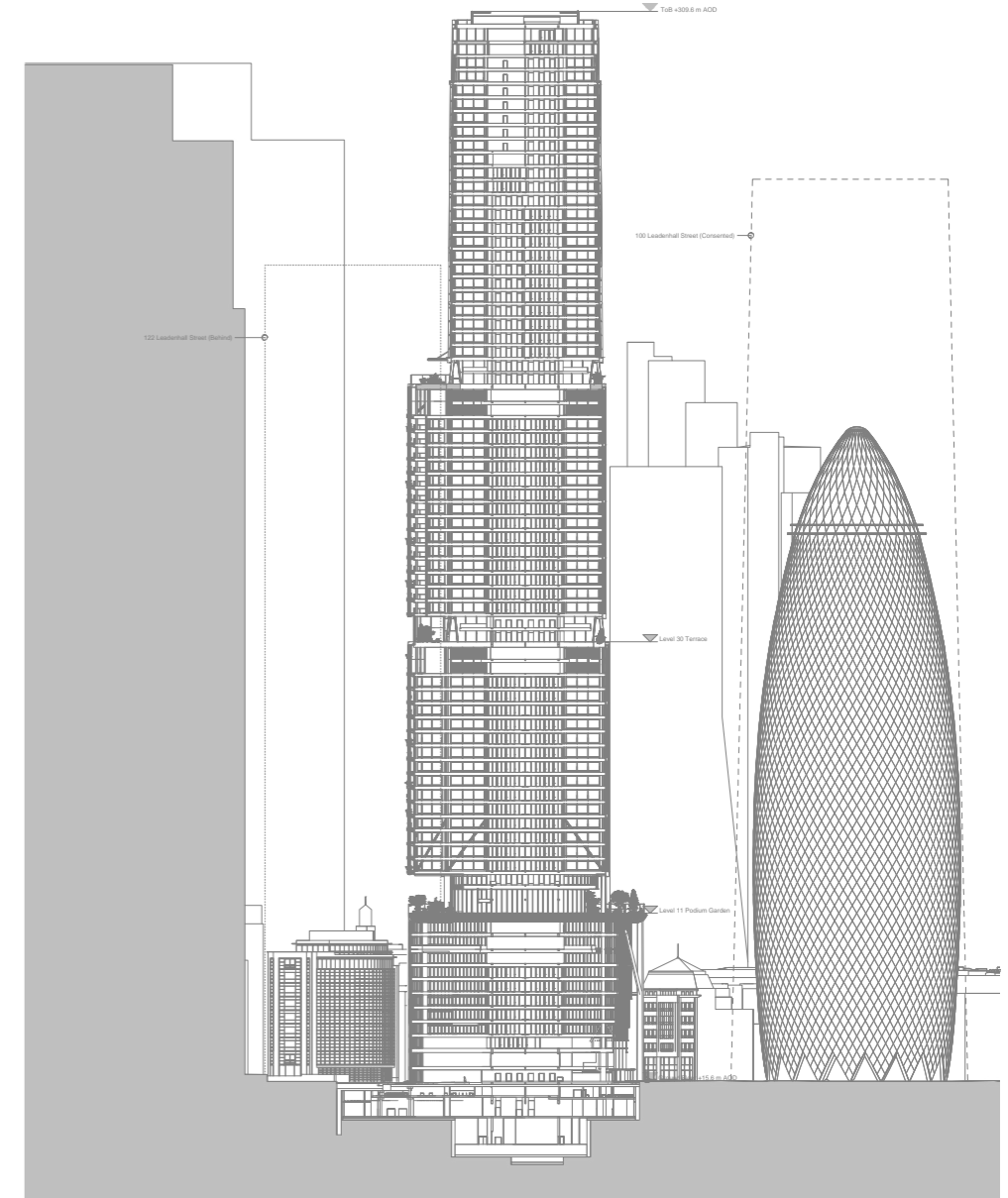
1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.3 East - West Sections



2023 Application





Alternative Approach



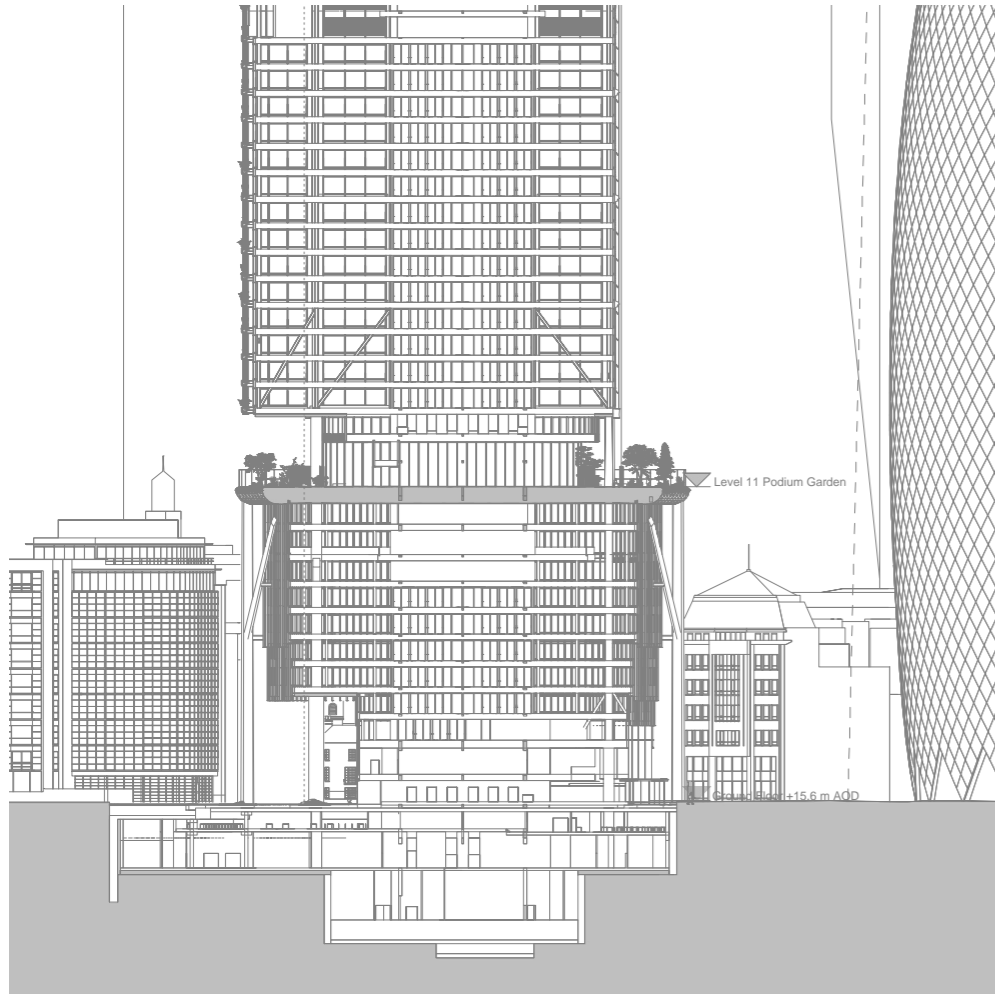
Revised Section

Ground to L11 Total GIA 30,722 m²
 Total GIA 180,366 m²

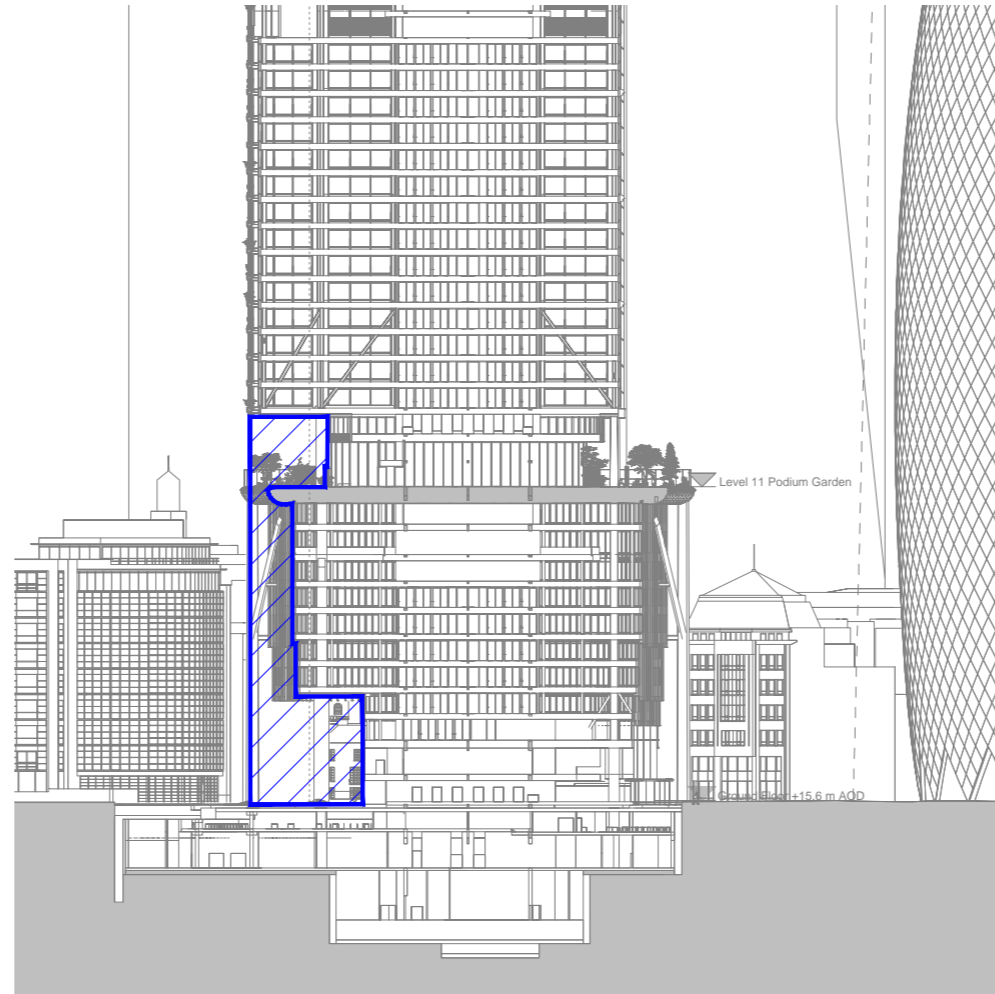
 Total omitted Area from 2023 Proposal -9,752 m²
 Total potential area from 2019 Consent +3,699m²
Total loss of GIA -5,425 m² -3.01%

Ground to L11 Total GIA 25,297 m²
 Total GIA 174,941 m²

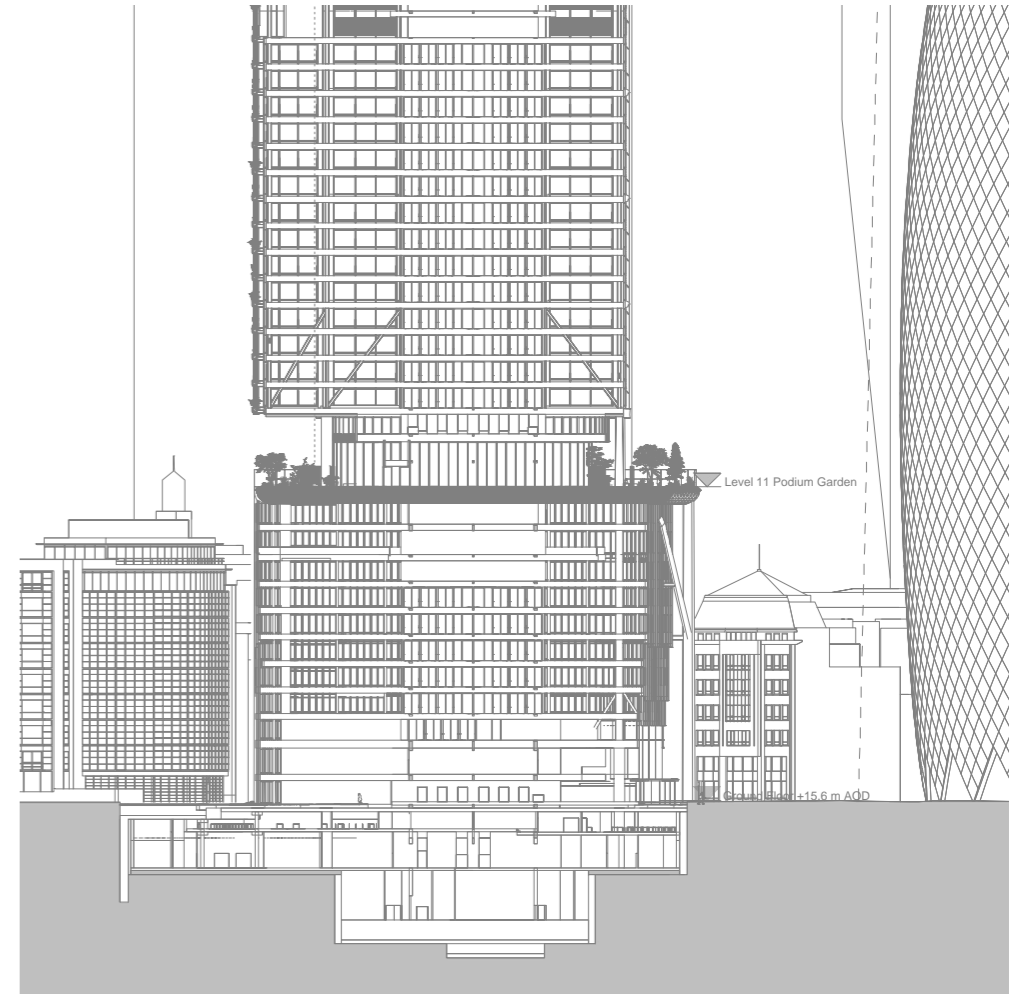
1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.3 East - West Sections



2023 Application





Alternative Approach



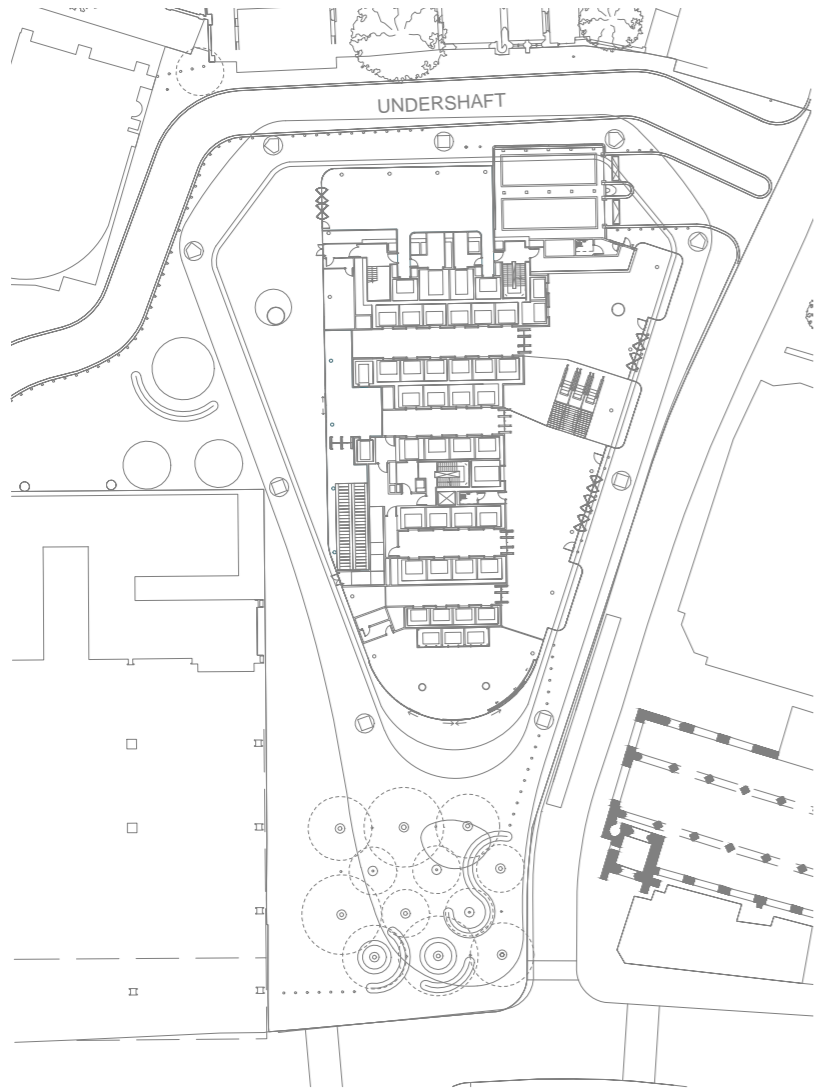
Revised Section

Ground to L11 Total GIA	30,722 m ²
Total GIA	180,366 m²

 Total omitted Area from 2023 Proposal	-9,752 m ²	
 Total potential area from 2019 Consent	+3,699m ²	
Total loss of GIA	-5,425 m²	-3.01%

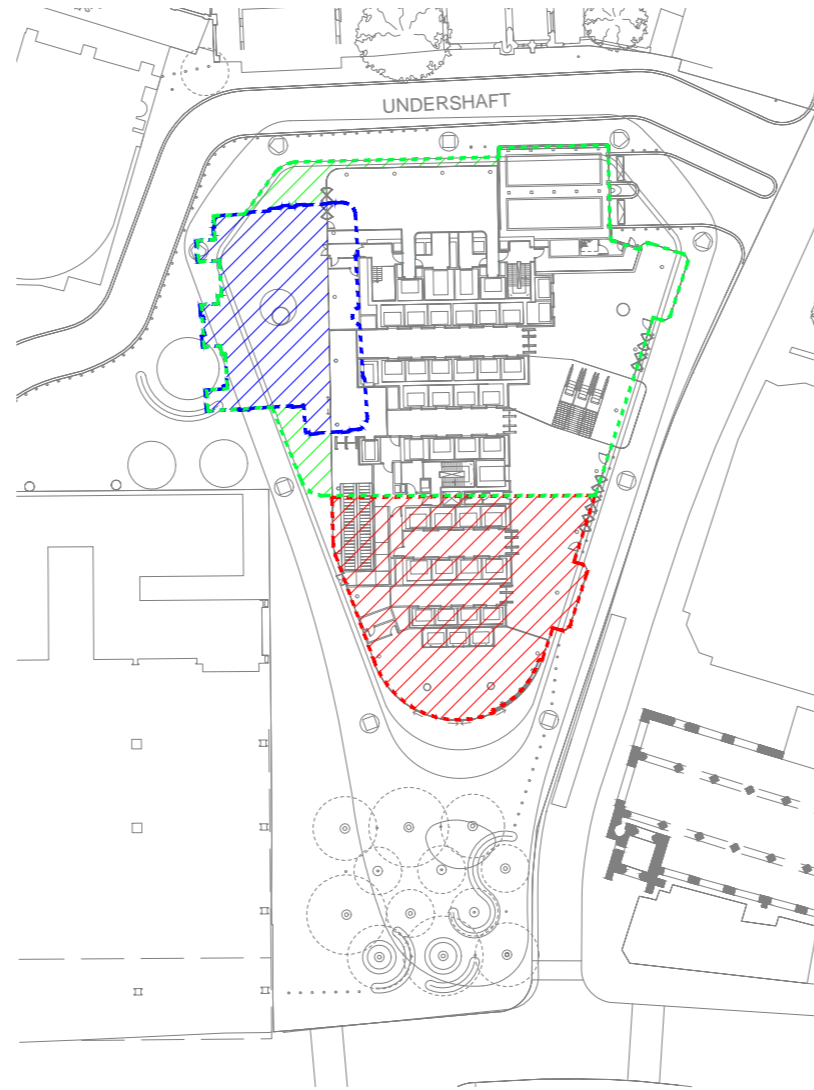
Ground to L11 Total GIA	25,297 m ²
Total GIA	174,941 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.4 Ground Floor Plan



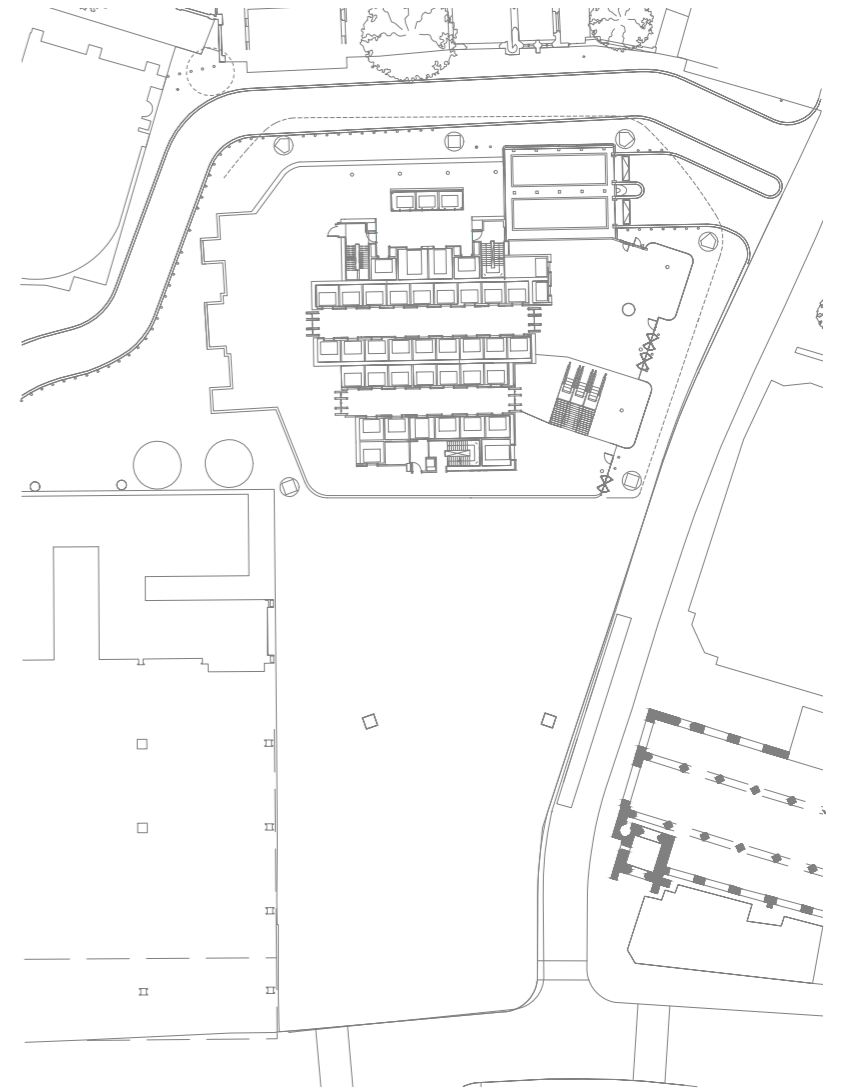
2023 Application

Total GIA 2,364 m²



Alternative Approach

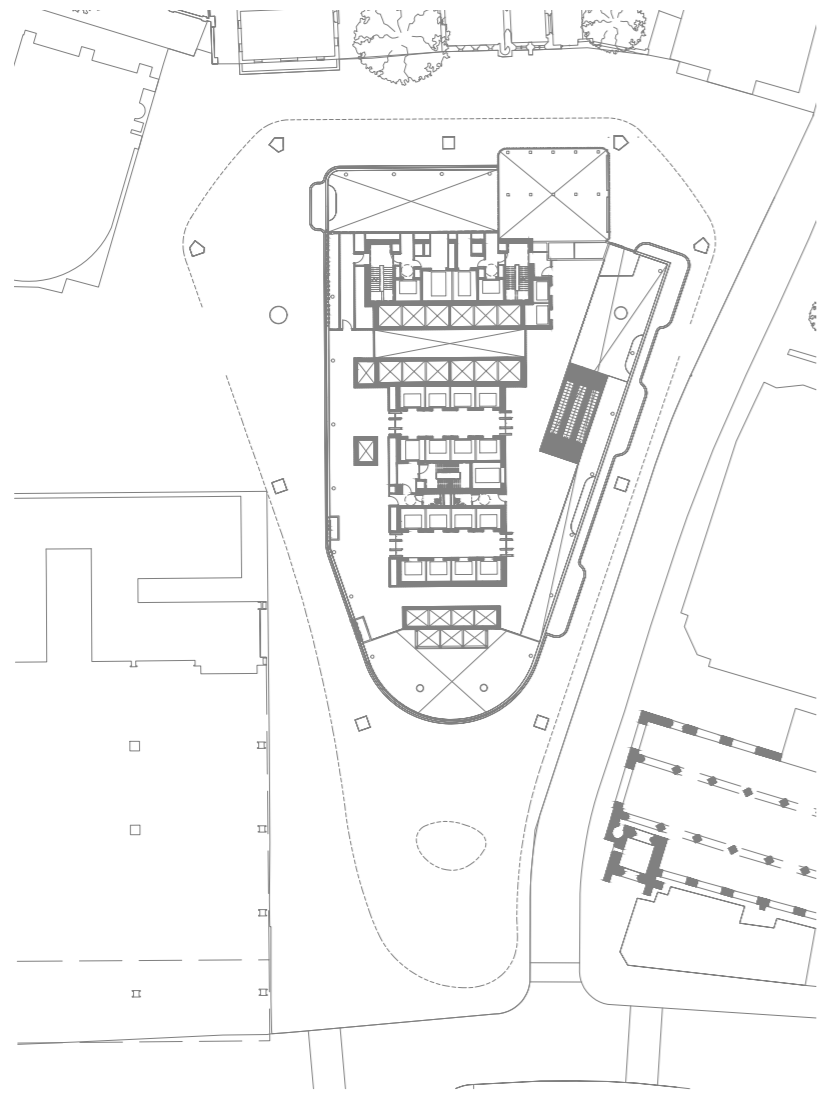
- ▨▨▨▨ Omitted Area from 2023 Proposal (Ground) -702 m²
- ▨▨▨▨ Potential area from 2019 Consent (Ground) +372 m²
- ▨▨▨▨ Potential area from Alternative Approach (Ground) +112 m²



Revised Plan

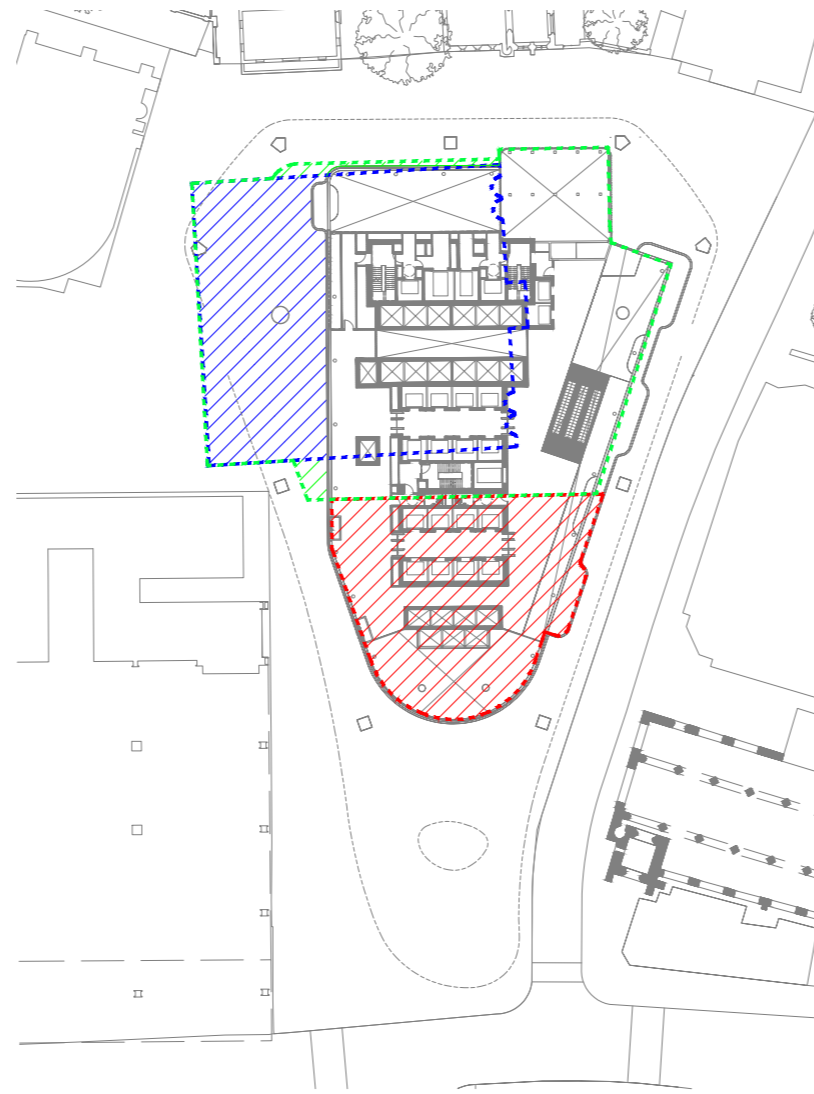
Total GIA 2,083 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.5 Level 1 Plan



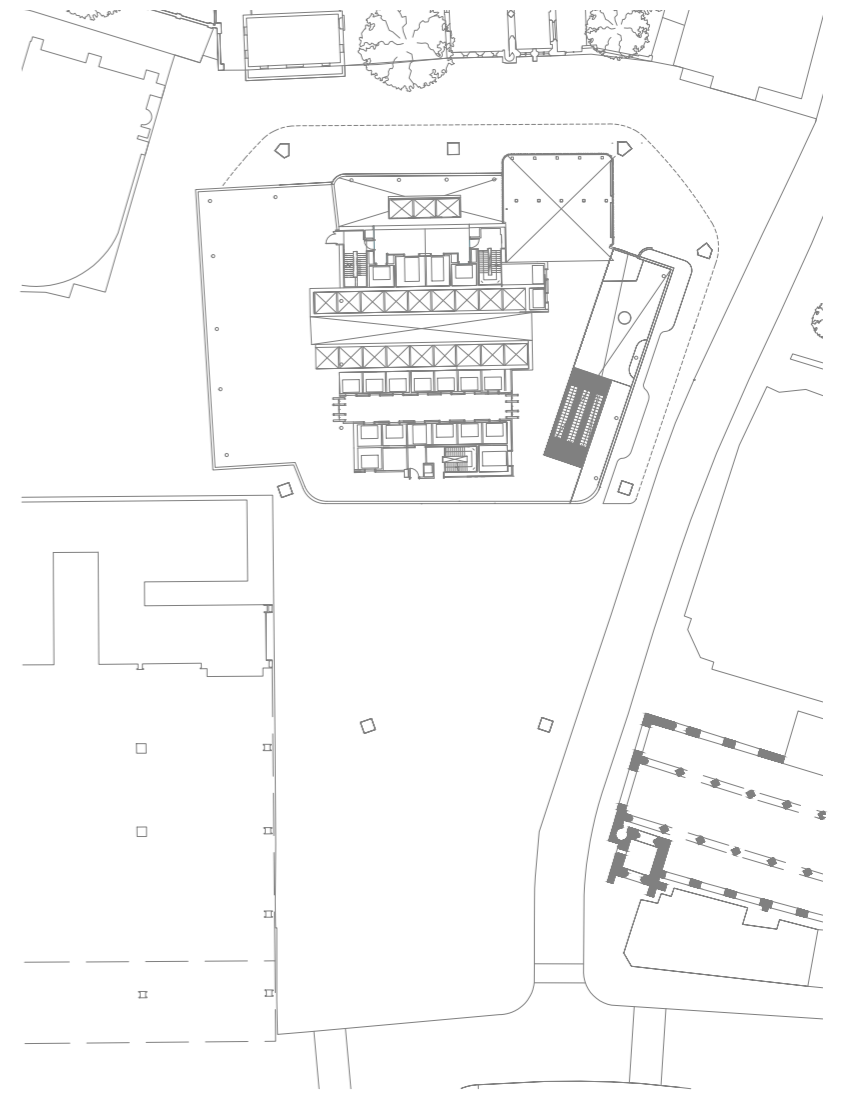
2023 Application

Total GIA 2,343 m²



Alternative Approach

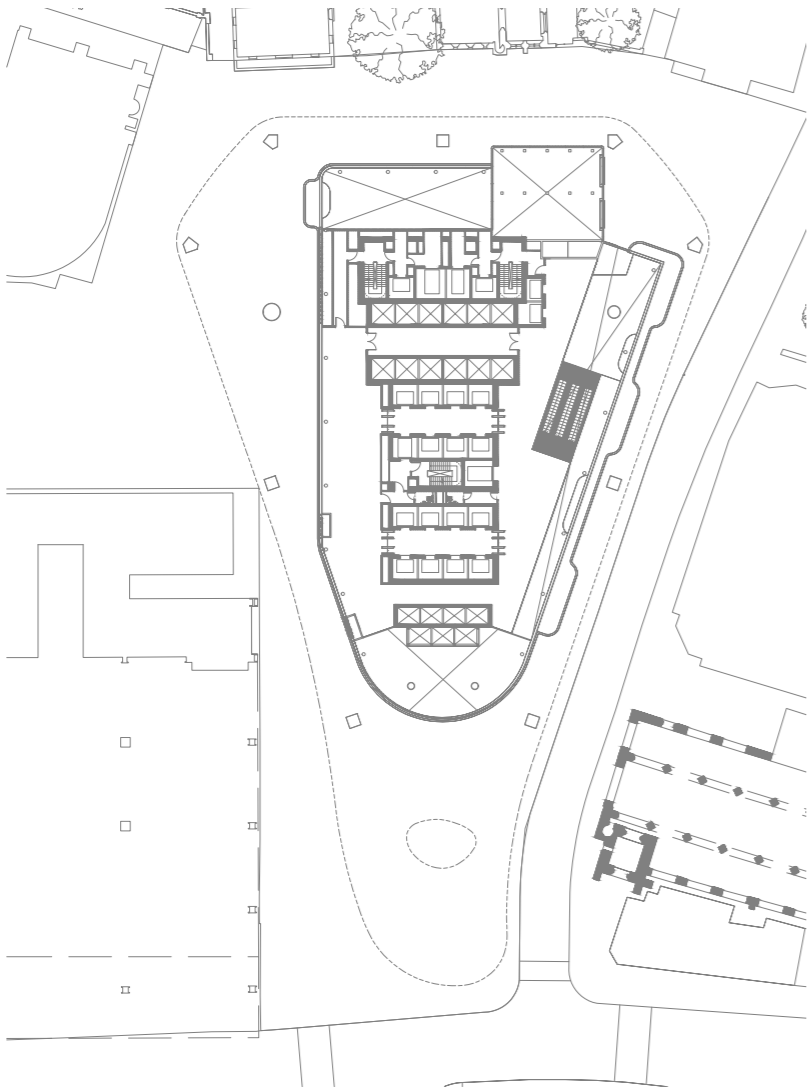
	Omitted Area from 2023 Proposal (L1)	-706 m ²
	Potential area from 2019 Consent (L1)	+545 m ²
	Potential area from Alternative Approach (L1)	+40 m ²



Revised Plan

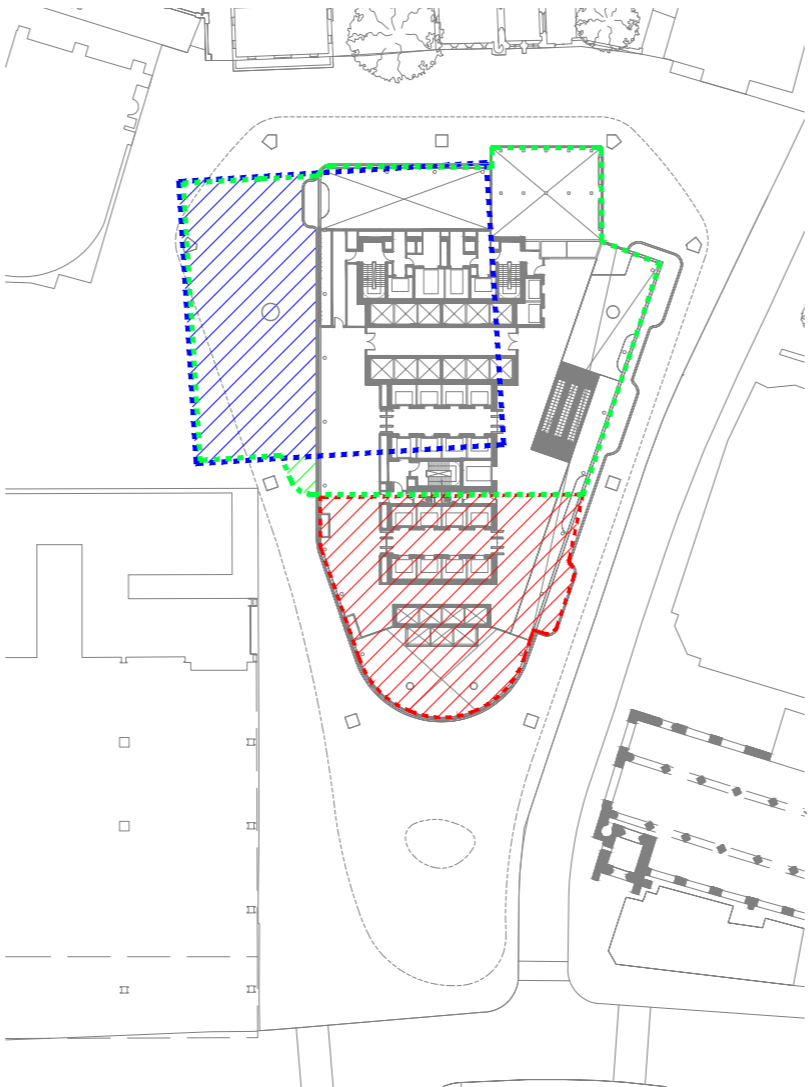
Total GIA 2,199 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.6 Level 2 Plan



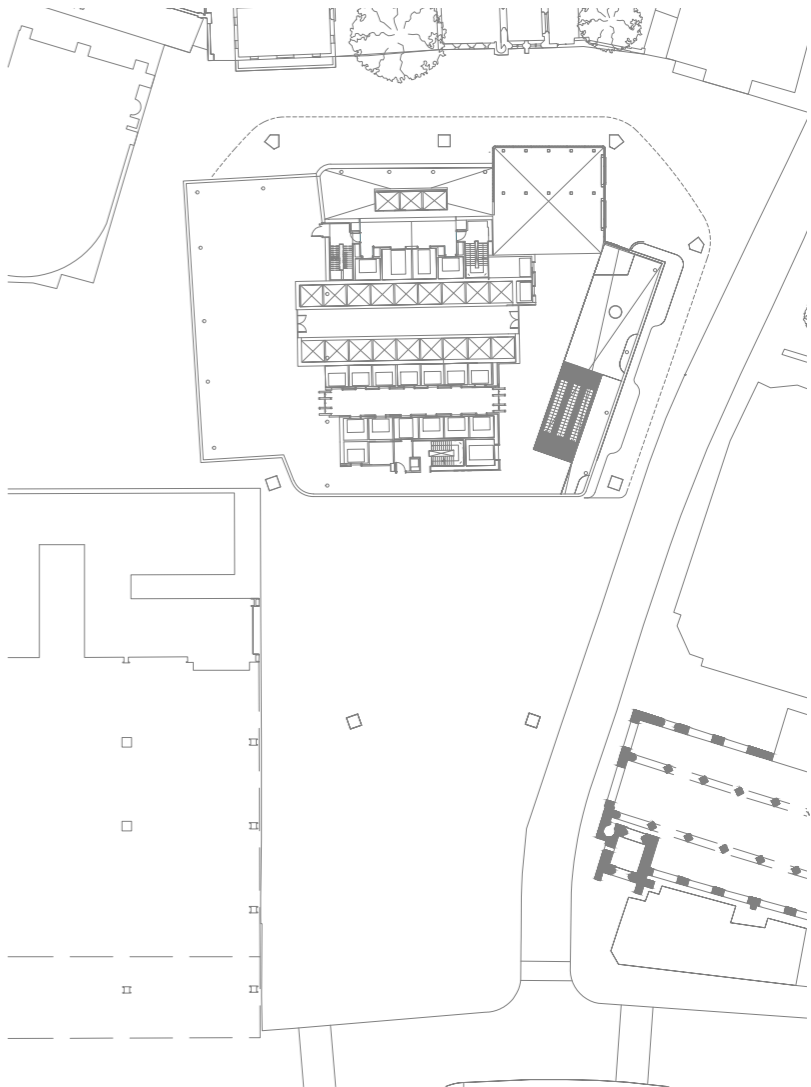
2023 Application

Total GIA 2,343 m²



Alternative Approach

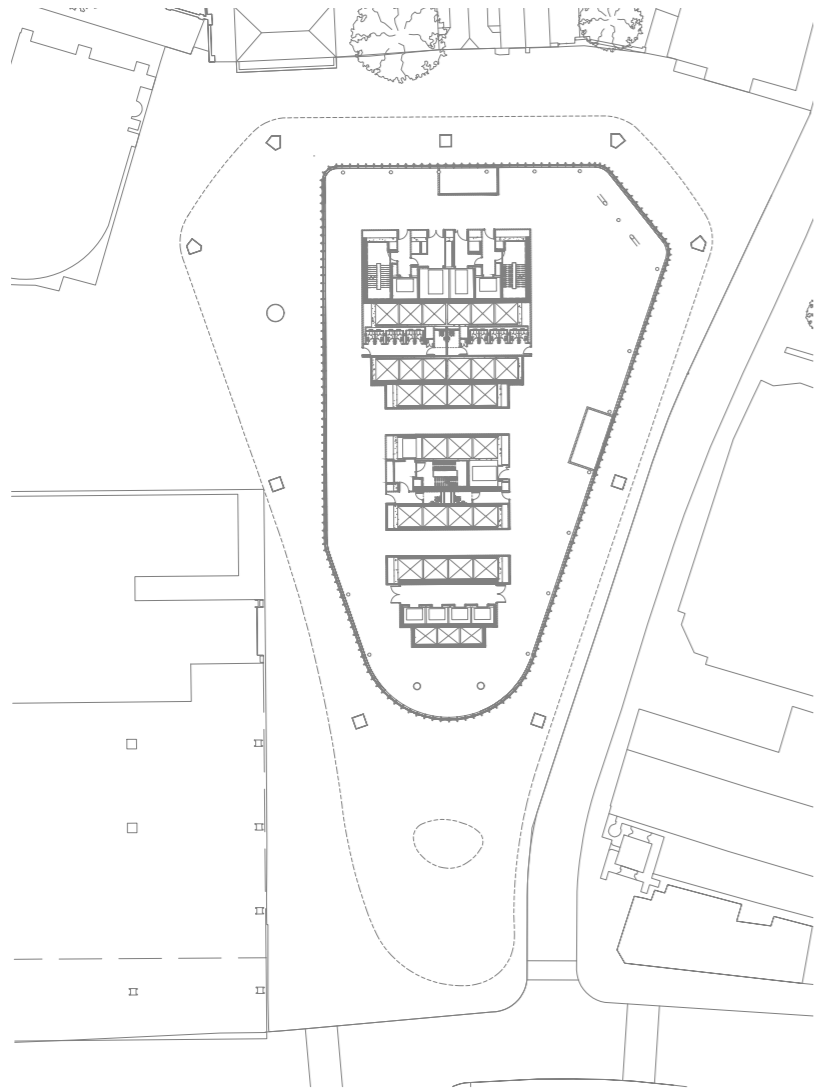
- ▨▨▨▨ Omitted Area from 2023 Proposal (L2) -703 m²
- ▨▨▨▨ Potential area from 2019 Consent (L2) +559 m²
- ▨▨▨▨ Potential area from Alternative Approach (L2) +16 m²



Revised Plan

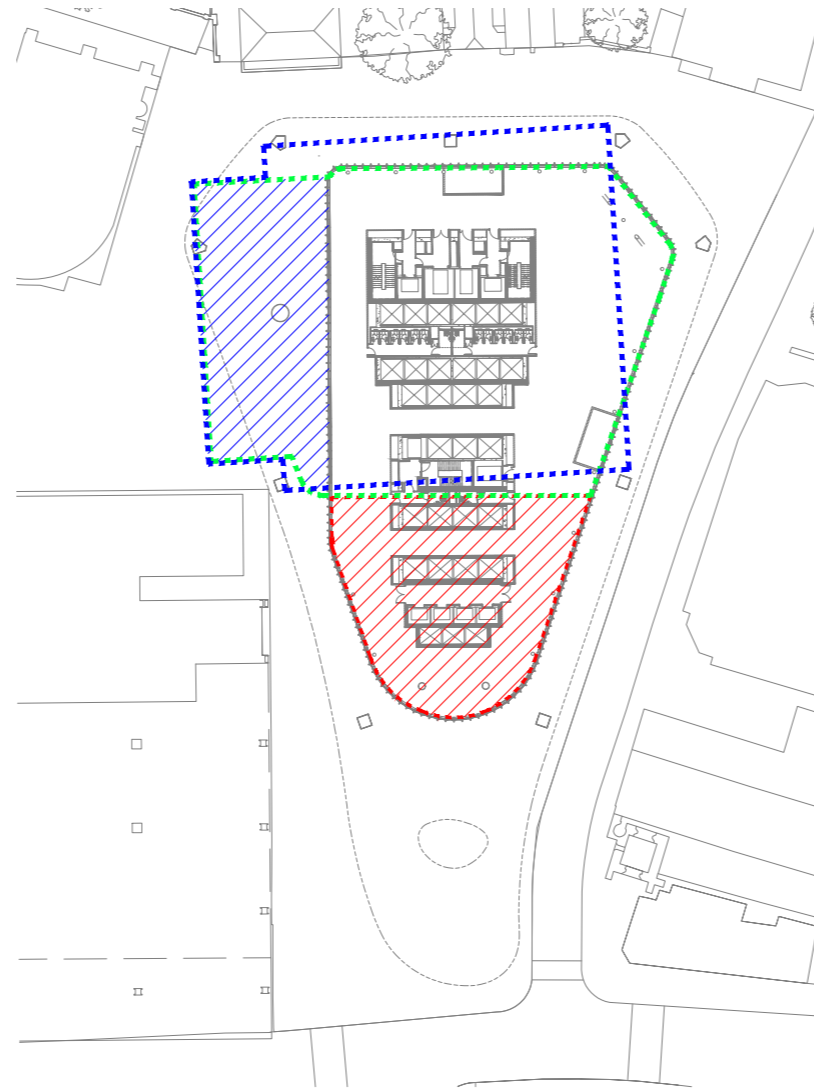
Total GIA 2,142 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.7 Level 3 Plan



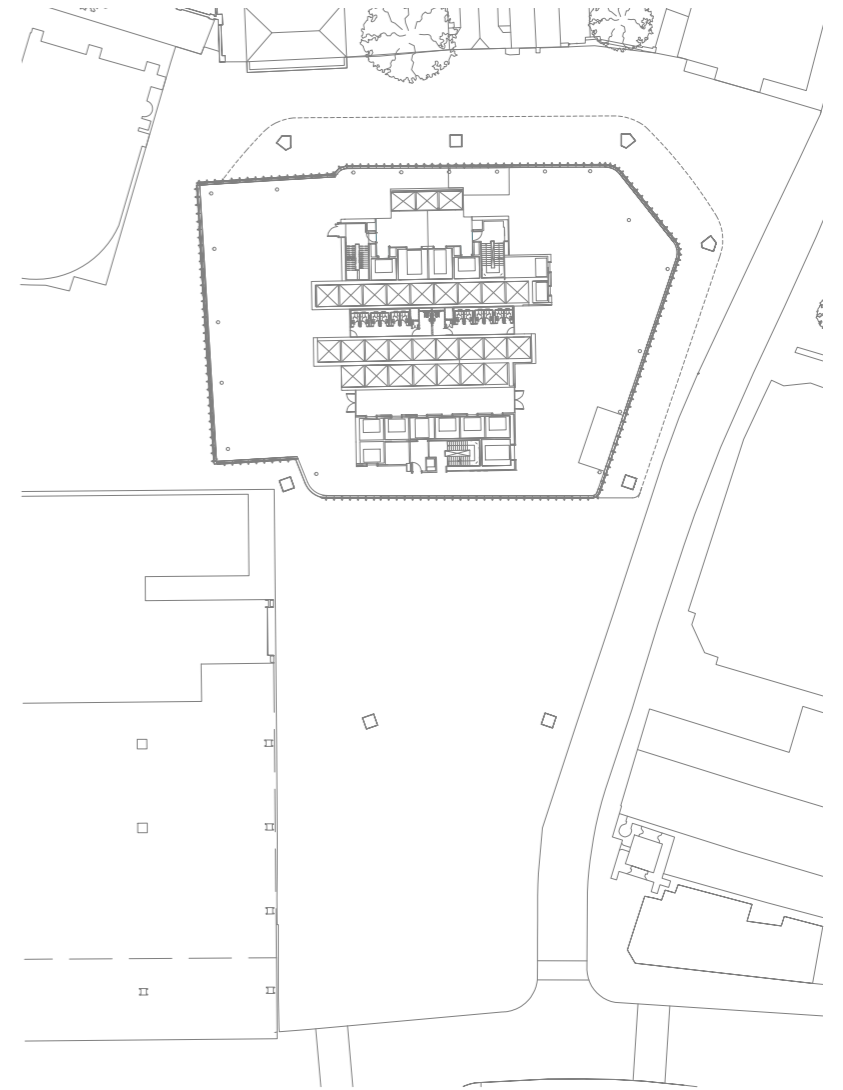
2023 Application

Total GIA 2,223 m²



Alternative Approach

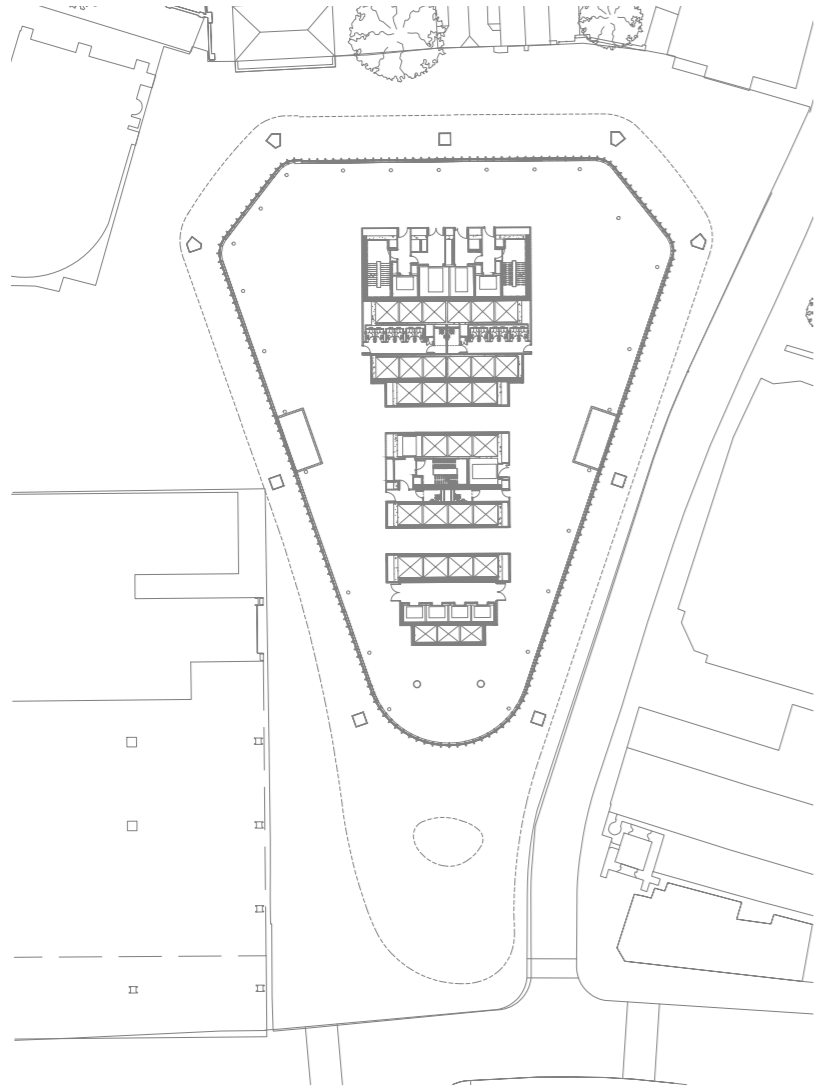
- Omitted Area from 2023 Proposal (L3) -663 m²
- Potential area from 2019 Consent (L3) +579 m²
- Potential area from Alternative Approach (L3) +2 m²



Revised Plan

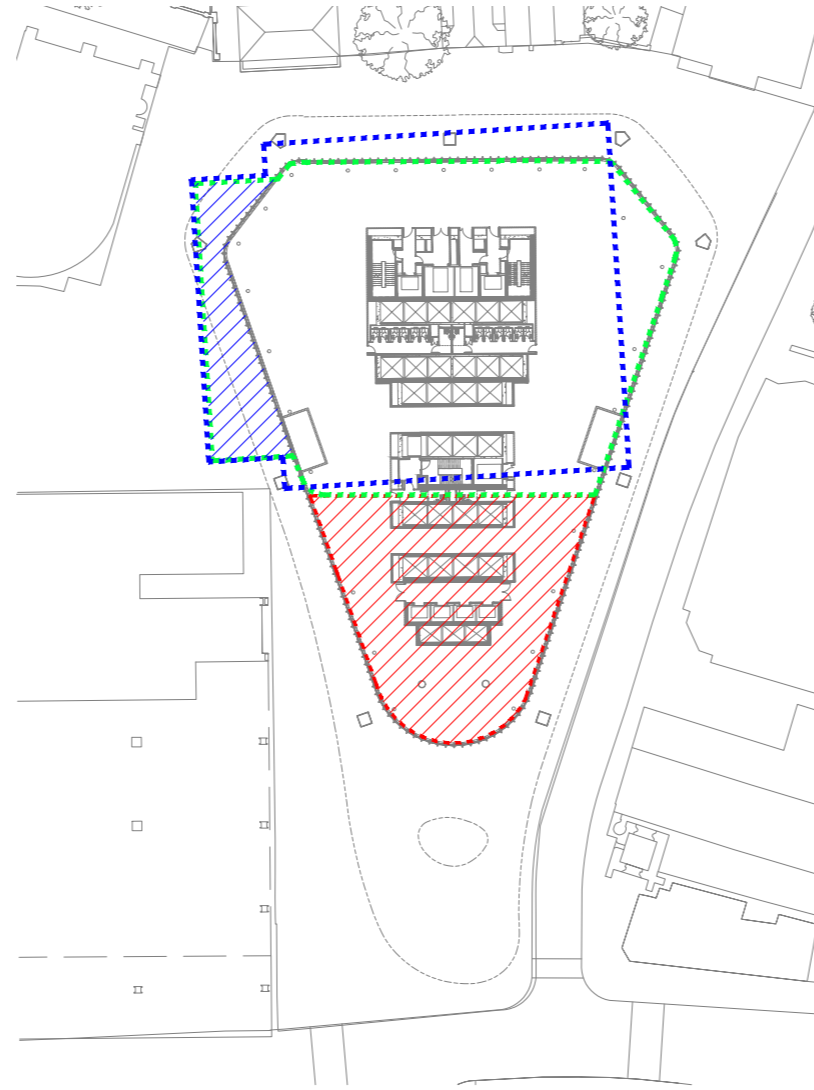
Total GIA 2,145 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.8 Level 4 Plan



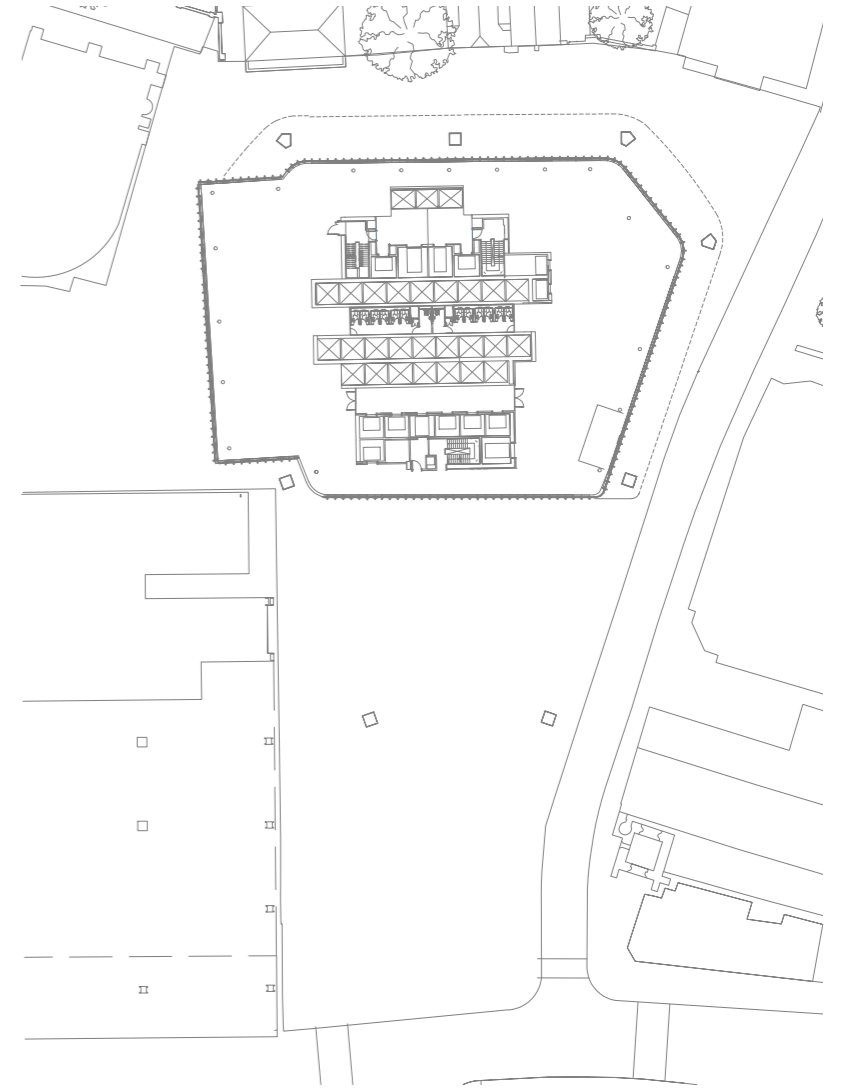
2023 Application

Total GIA 2,894 m²



Alternative Approach

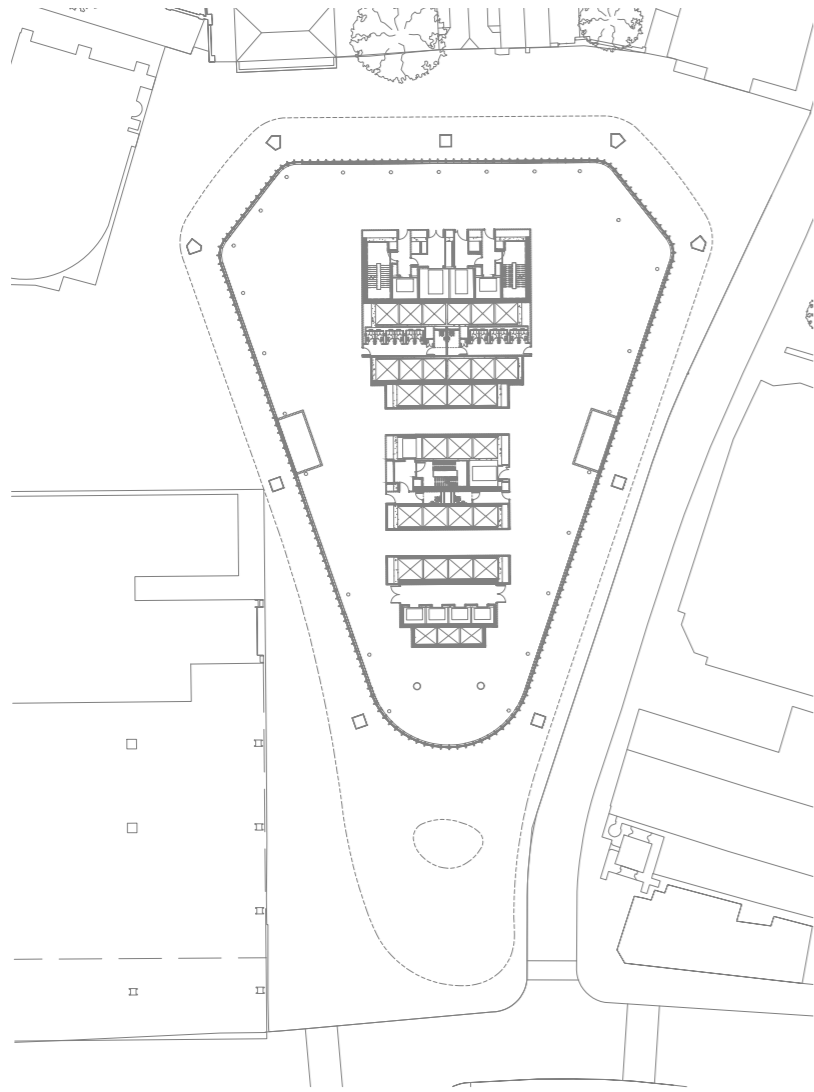
	Omitted Area from 2023 Proposal (L4)	-753 m ²
	Potential area from 2019 Consent (L4)	+227 m ²
	Potential area from Alternative Approach (L4)	-



Revised Plan

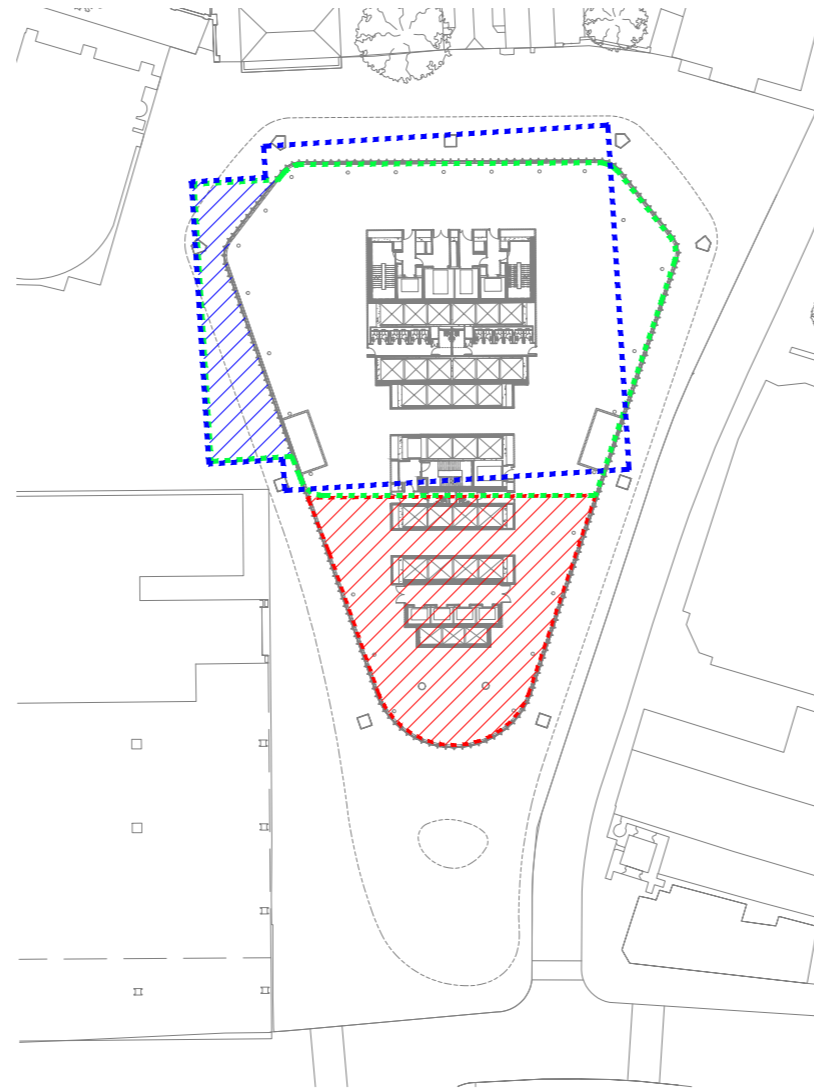
Total GIA 2,196 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.9 Level 5 Plan



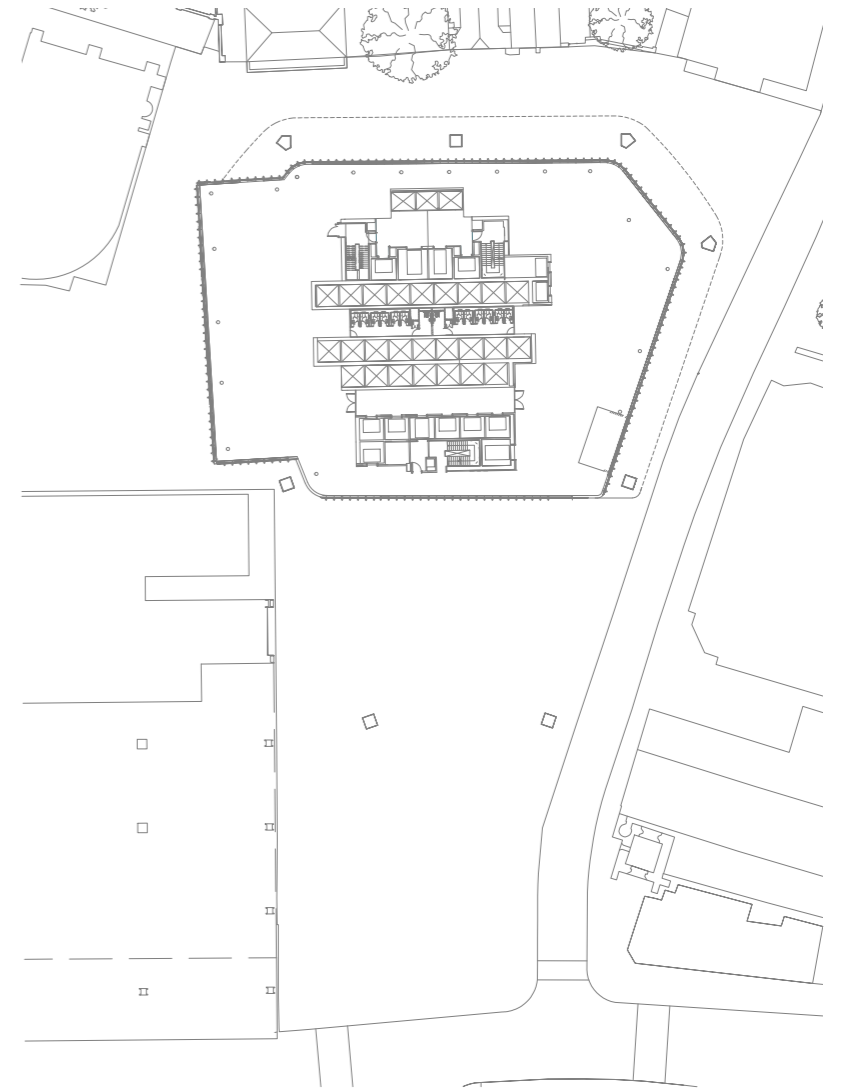
2023 Application

Total GIA 2,894 m²



Alternative Approach

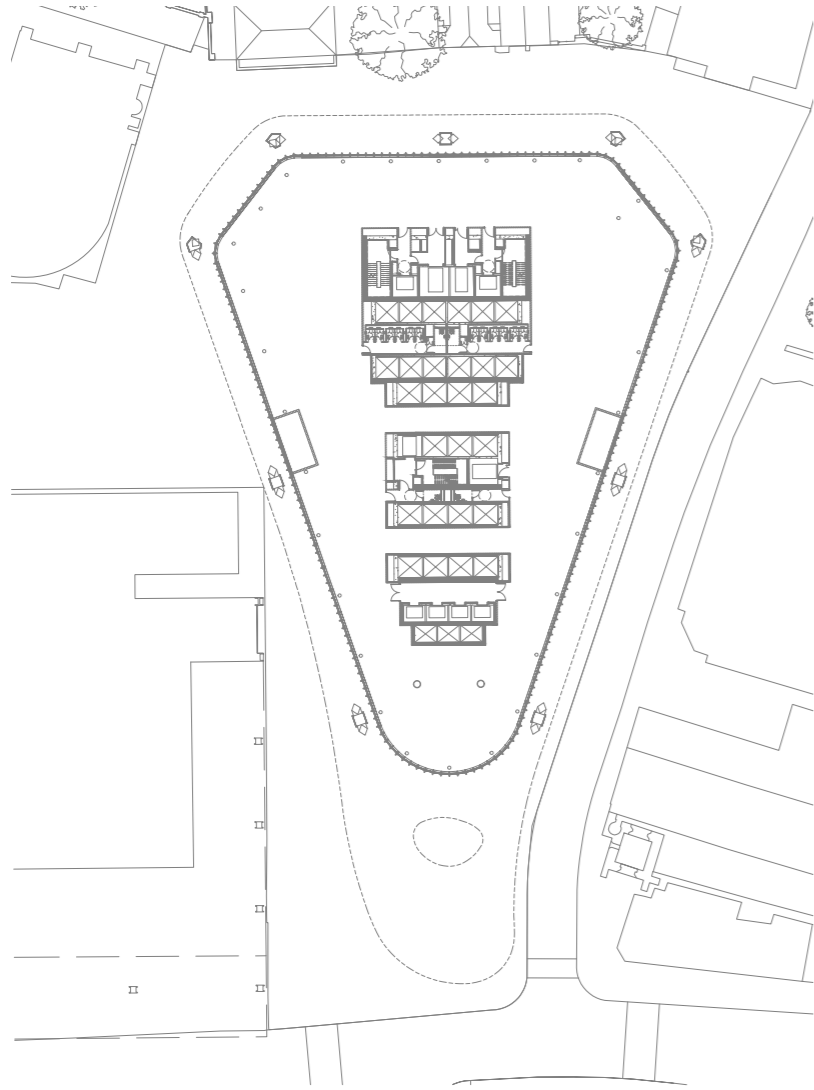
- ▨▨▨▨ Omitted Area from 2023 Proposal (L5) -761 m²
- ▨▨▨▨ Potential area from 2019 Consent (L5) +235 m²
- ▨▨▨▨ Potential area from Alternative Approach (L5) -



Revised Plan

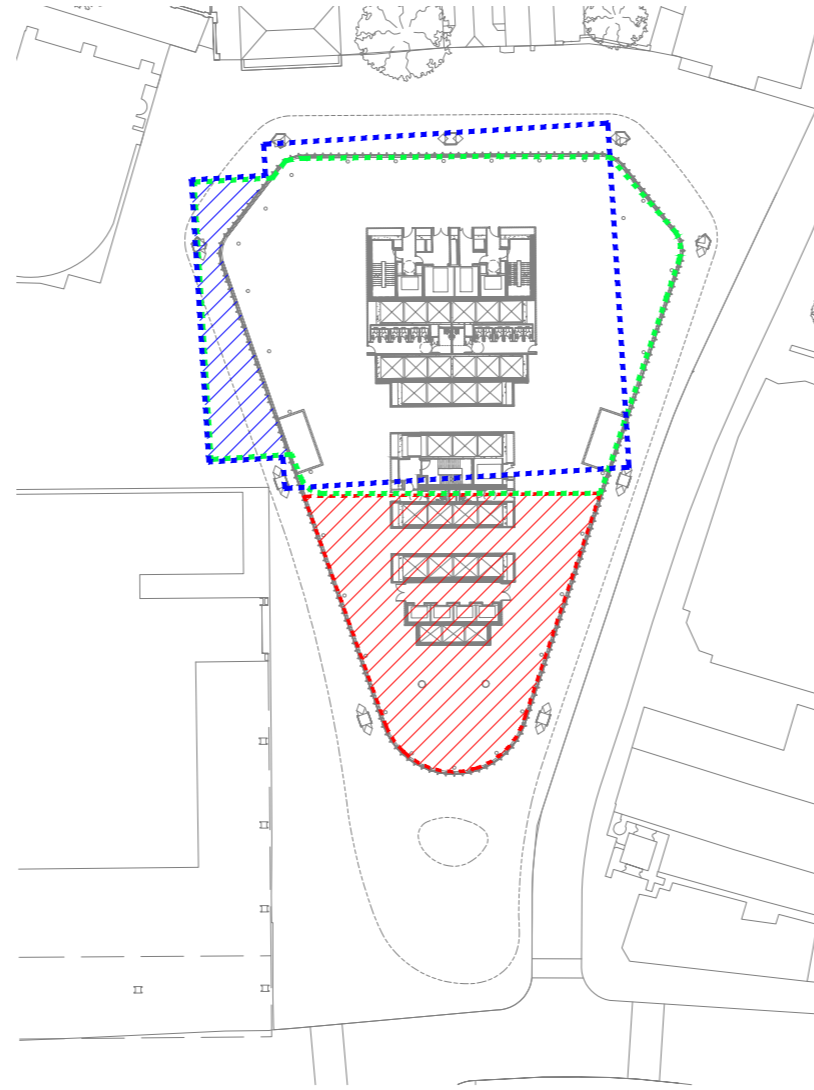
Total GIA 2,196 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.10 Level 6 Plan



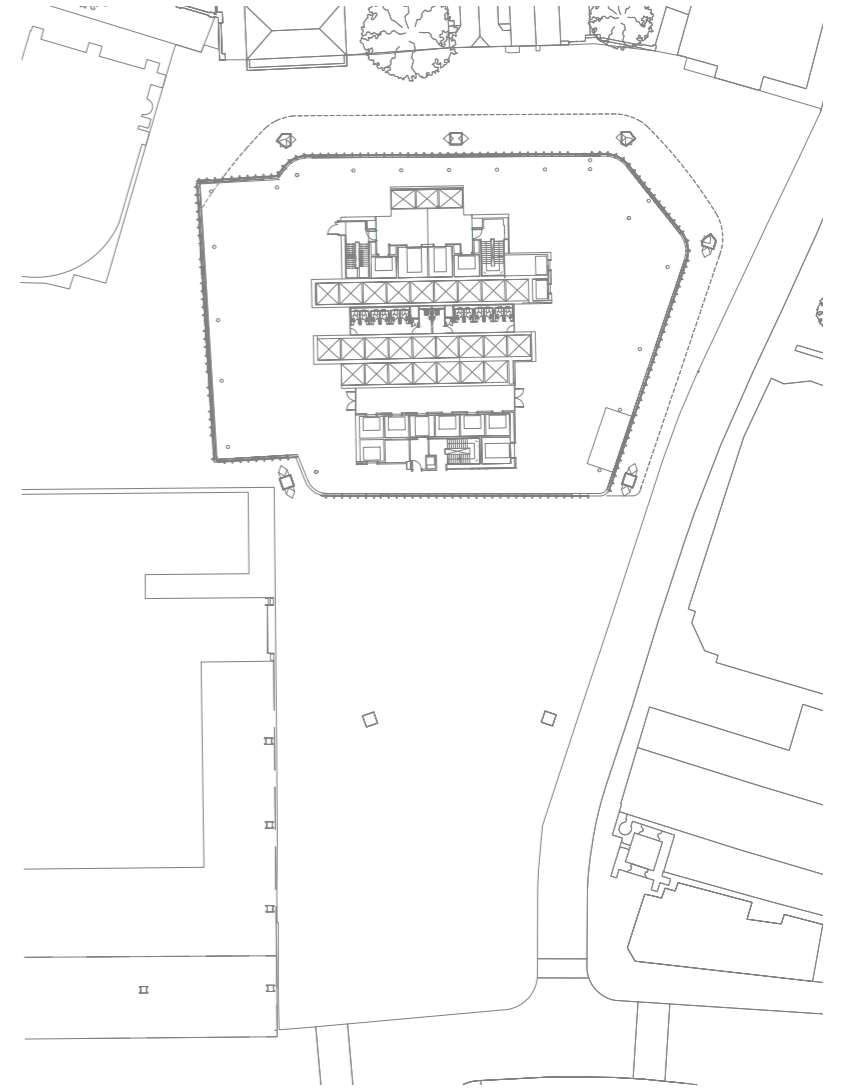
2023 Application

Total GIA 2,894 m²



Alternative Approach

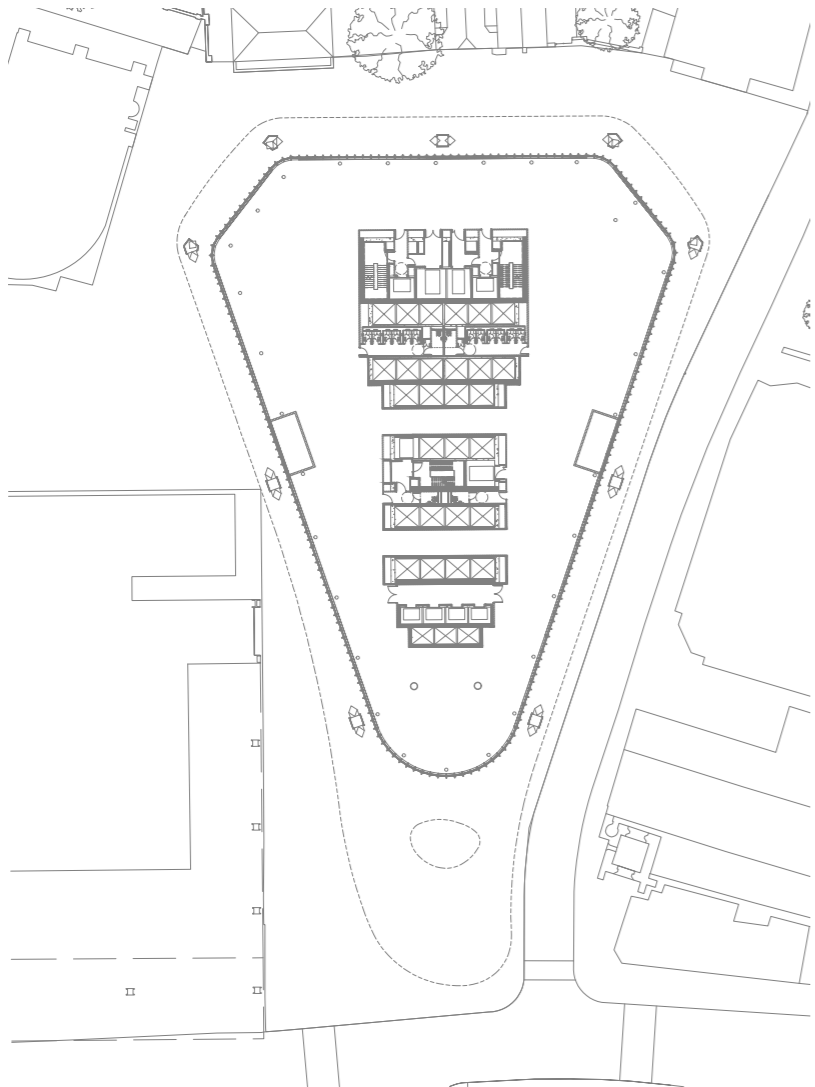
- ▨▨▨▨ Omitted Area from 2023 Proposal (L6) -860 m²
- ▨▨▨▨ Potential area from 2019 Consent (L6) +225 m²
- ▨▨▨▨ Potential area from Alternative Approach (L6) -



Revised Plan

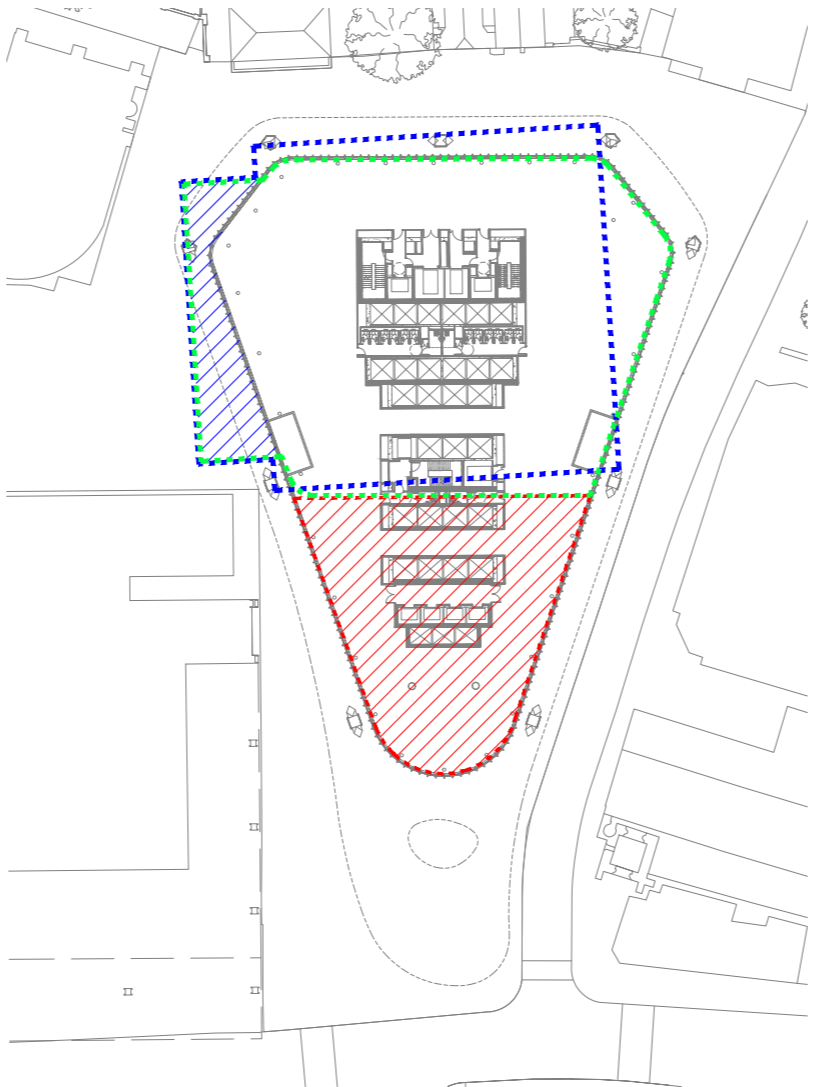
Total GIA 2,244 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.11 Level 7 Plan



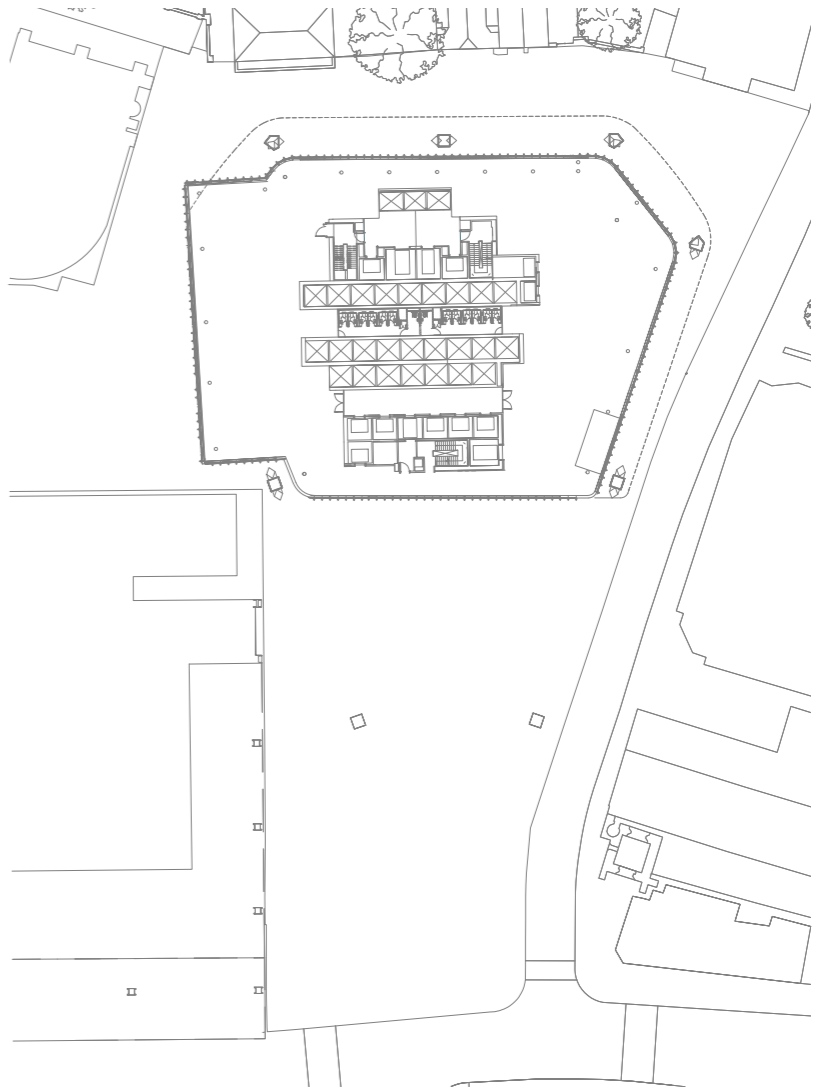
2023 Application

Total GIA 2,894 m²



Alternative Approach

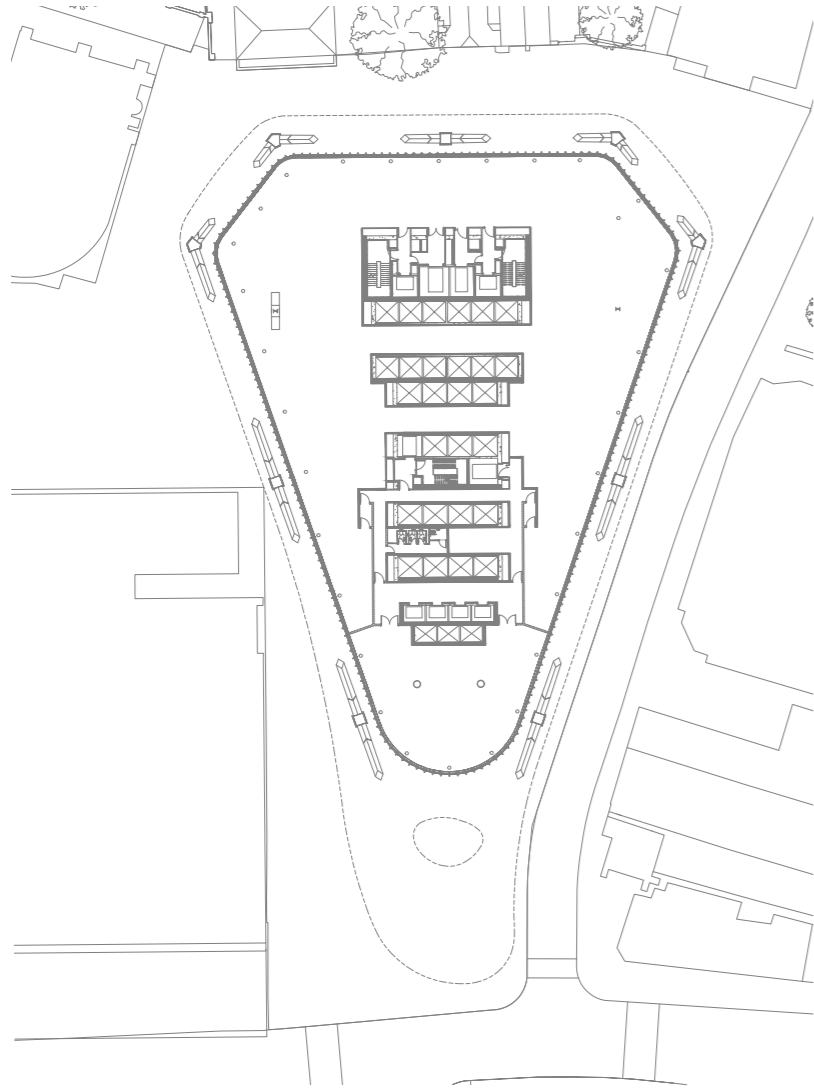
- Omitted Area from 2023 Proposal (L7) -853 m²
- Potential area from 2019 Consent (L7) +214 m²
- Potential area from Alternative Approach (L7) -



Revised Plan

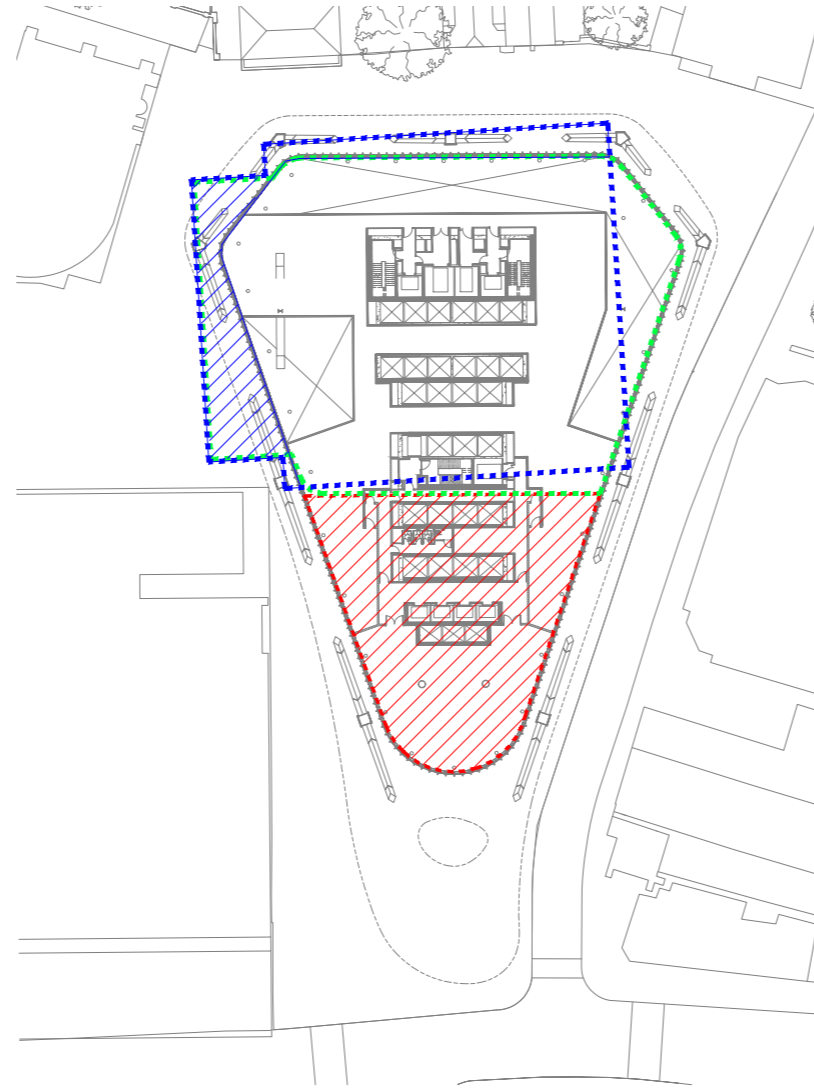
Total GIA 2,244 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.12 Level 8 Plan



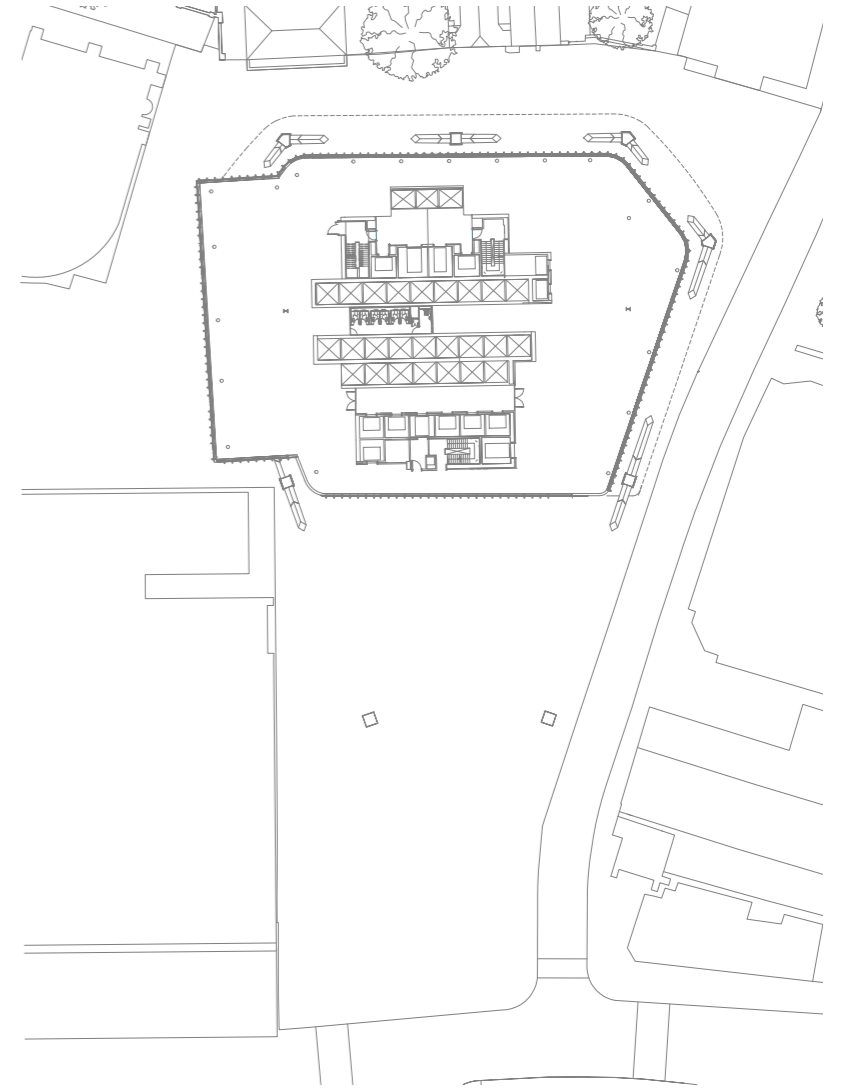
2023 Application

Total GIA 2,894 m²



Alternative Approach

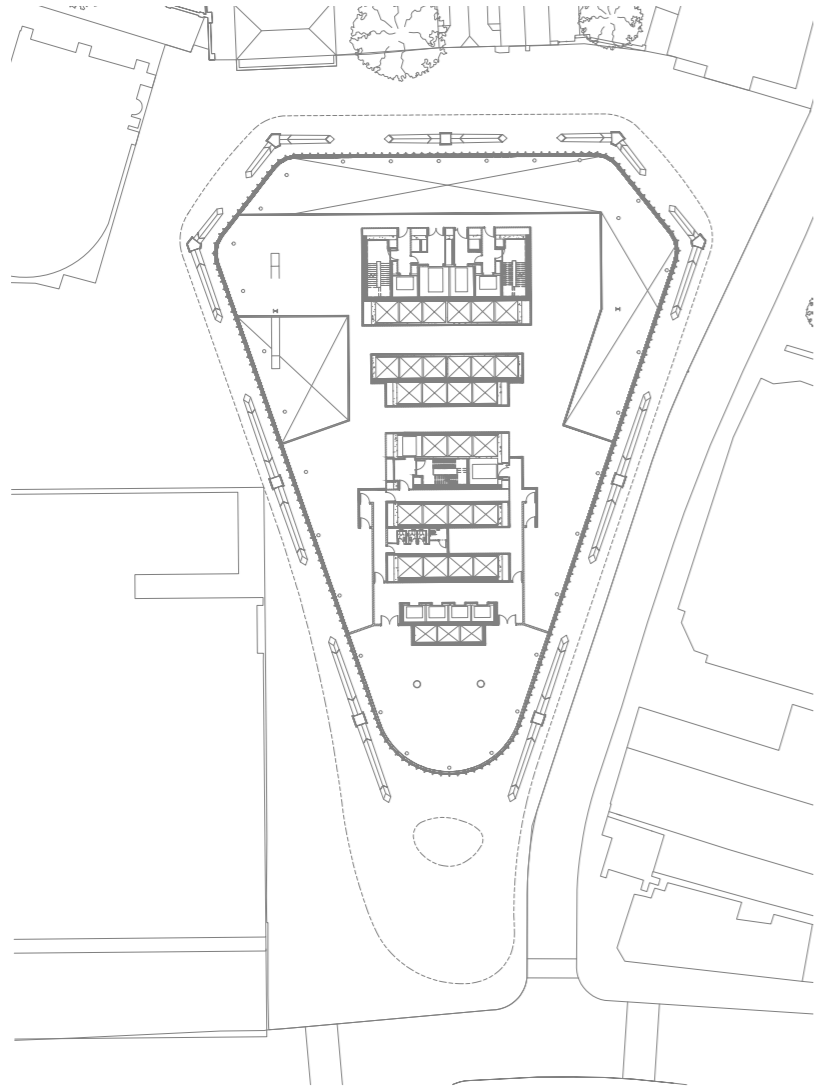
	Omitted Area from 2023 Proposal (L8)	-864 m ²
	Potential area from 2019 Consent (L8)	+213 m ²
	Potential area from Alternative Approach (L8)	-



Revised Plan

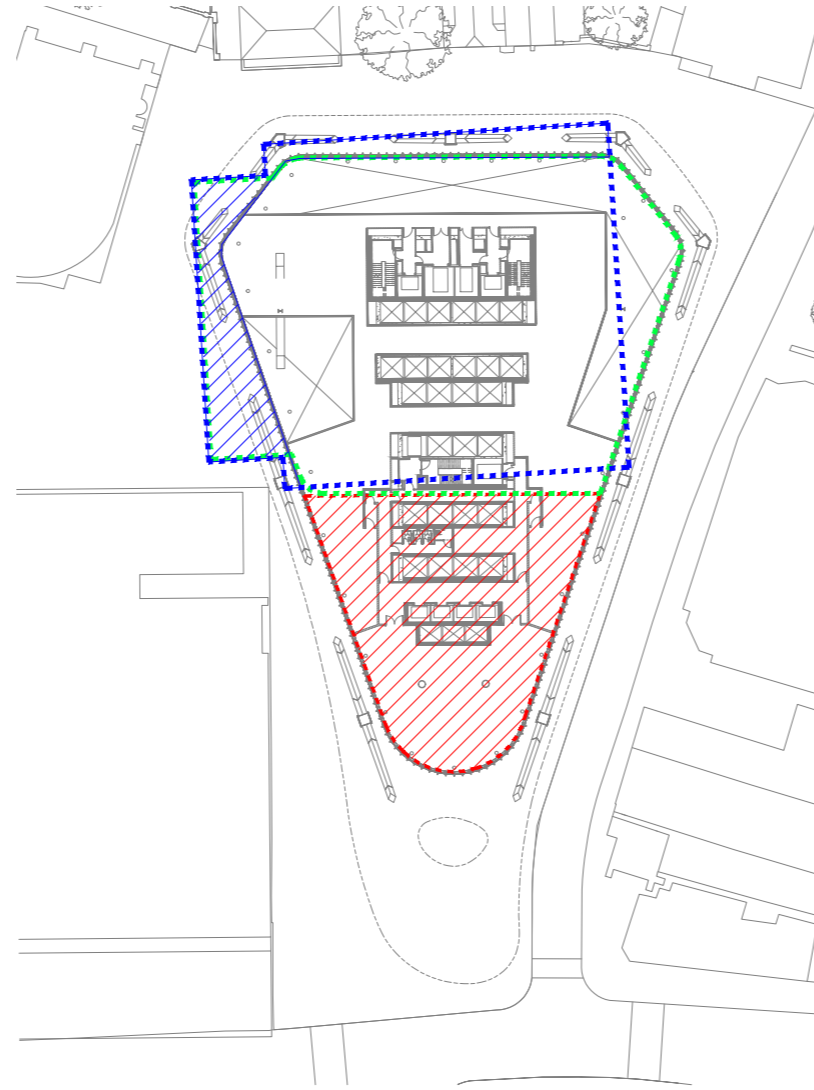
Total GIA 2,244 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.13 Level 9 Plan



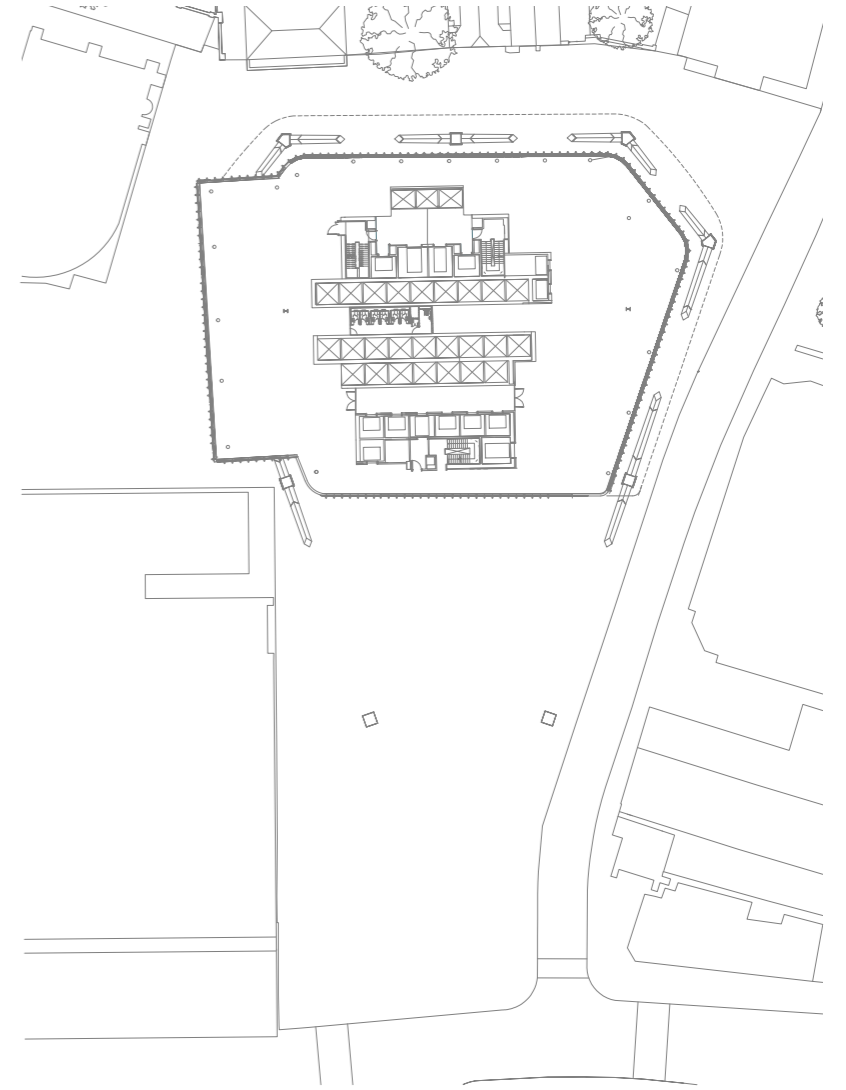
2023 Application

Total GIA 2,894 m²



Alternative Approach

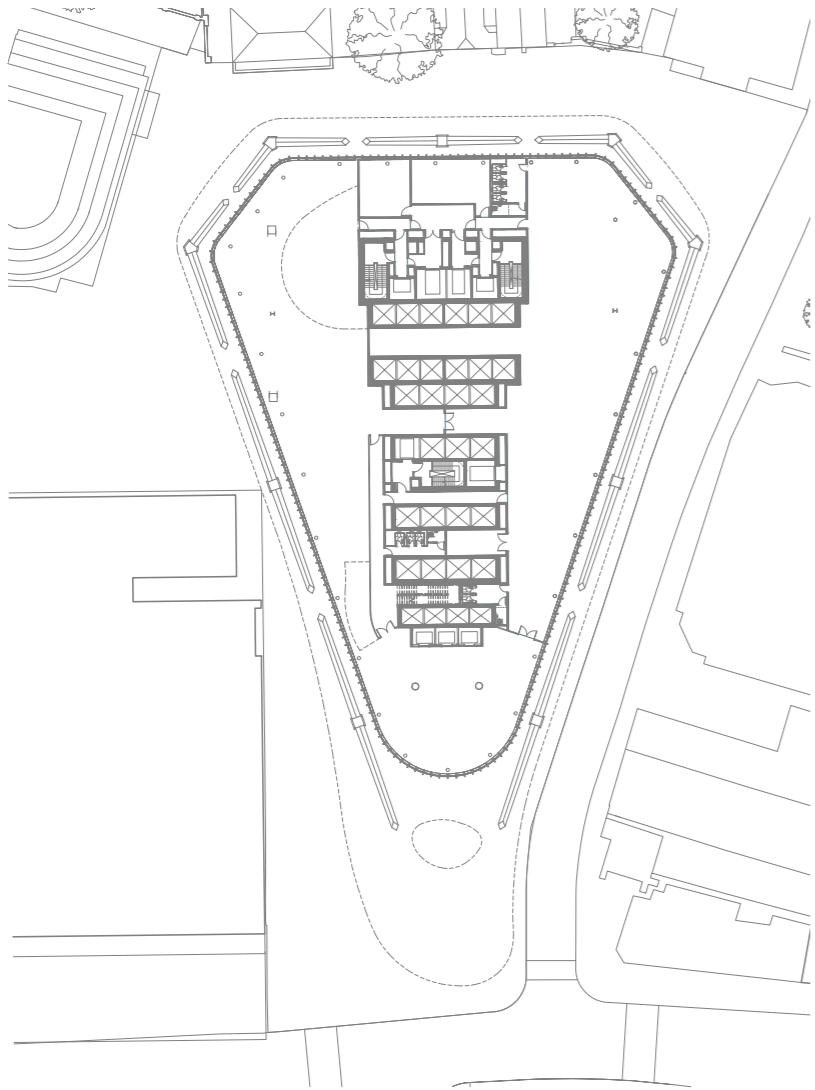
- Omitted Area from 2023 Proposal (L9) -853 m²
- Potential area from 2019 Consent (L9) +221 m²
- Potential area from Alternative Approach (L9) -



Revised Plan

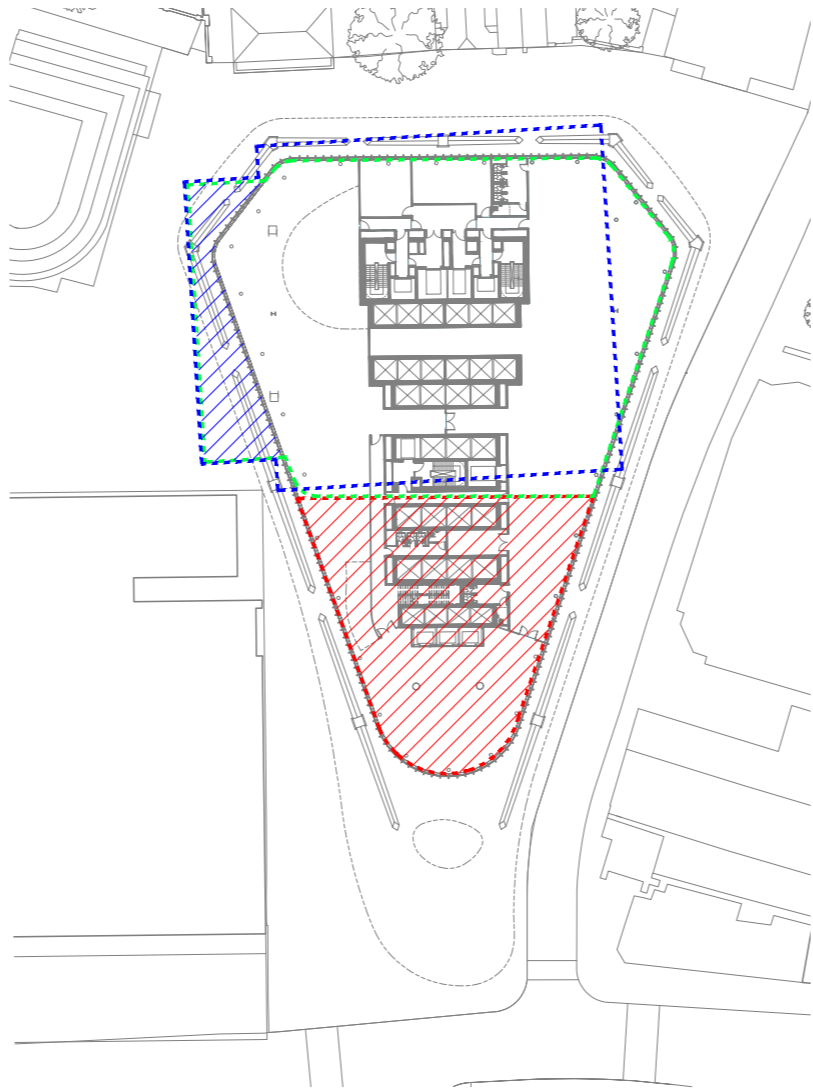
Total GIA 2,244 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.14 Level 10 Plan



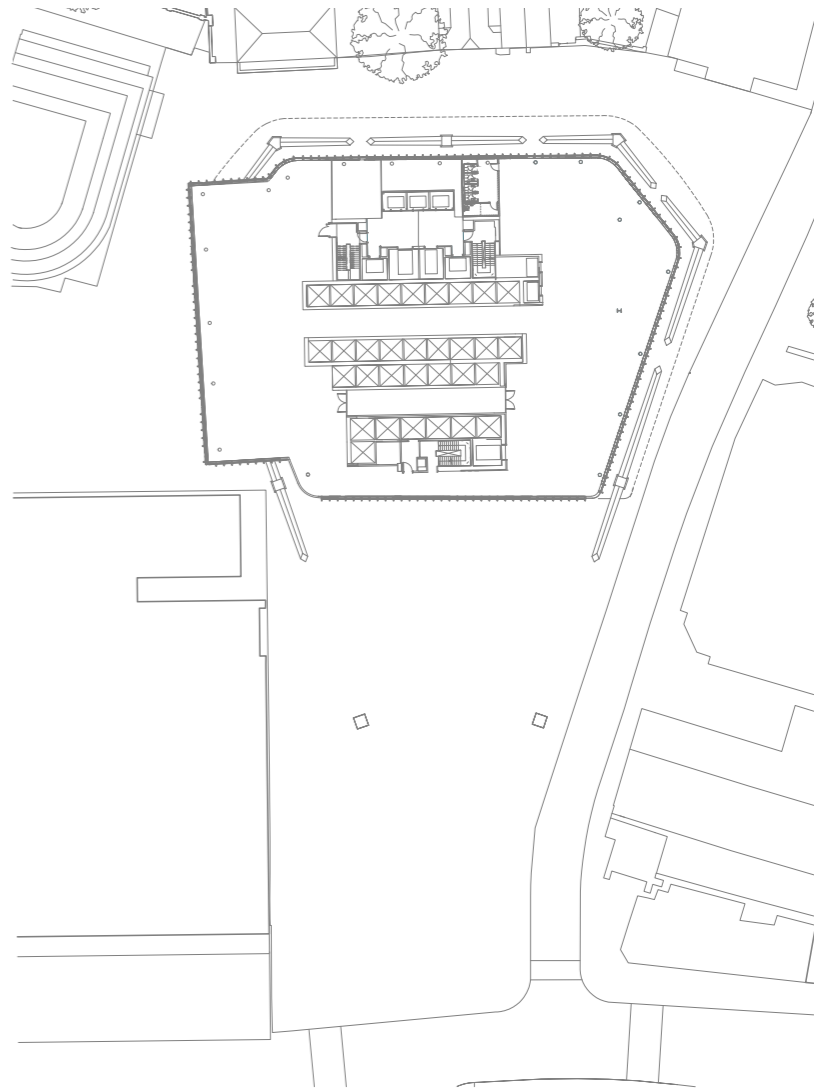
2023 Application

Total GIA 2,894 m²



Alternative Approach

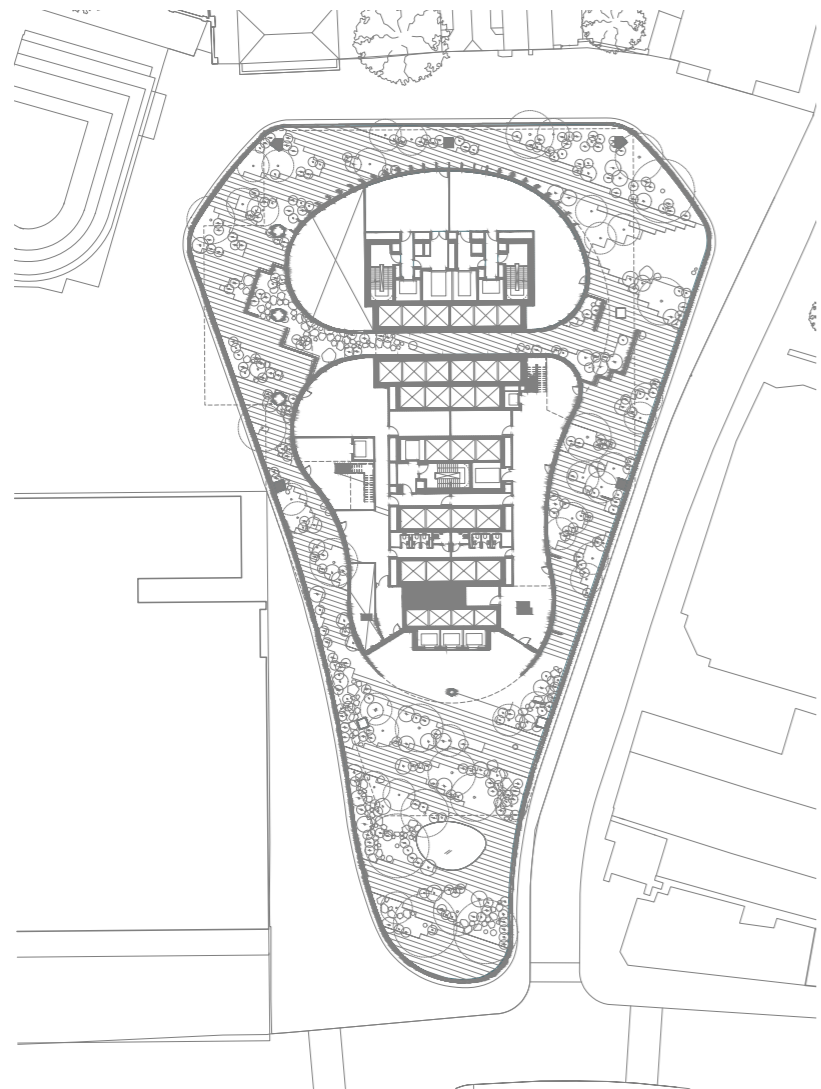
- ▨▨▨▨ Omitted Area from 2023 Proposal (L10) -852 m²
- ▨▨▨▨ Potential area from 2019 Consent (L10) +211 m²
- ▨▨▨▨ Potential area from Alternative Approach (L10) -



Revised Plan

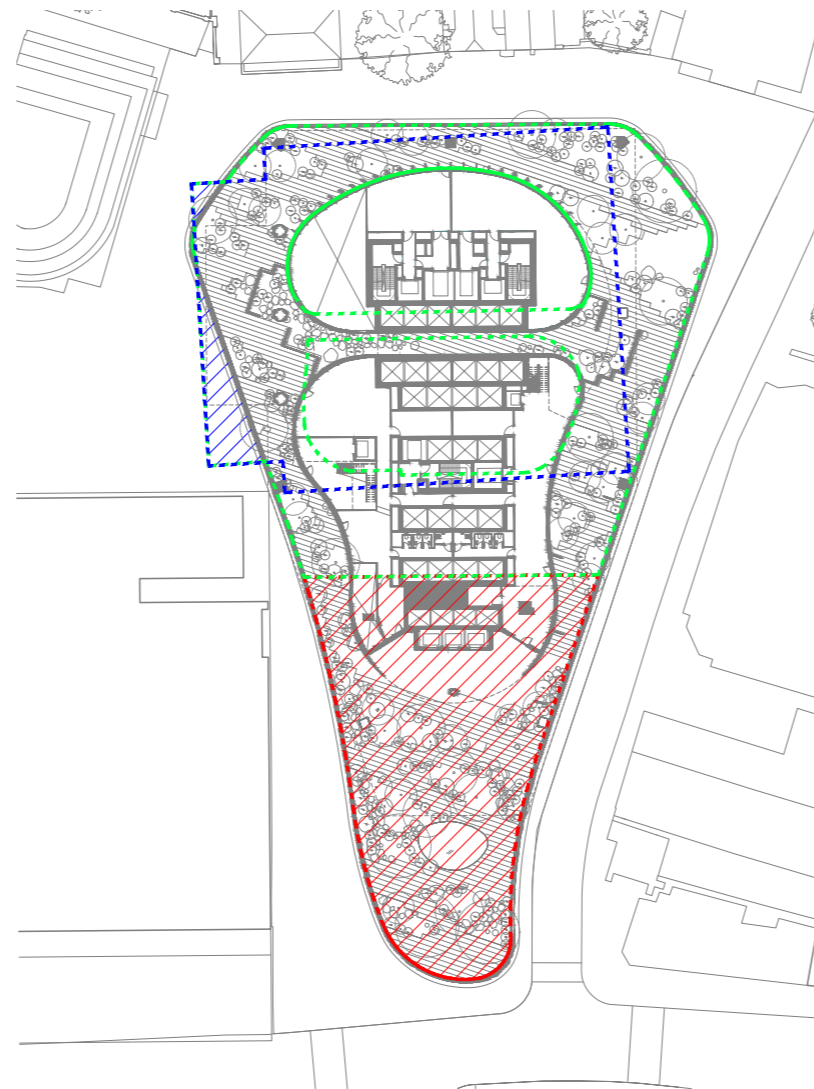
Total GIA 2,244 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.15 Level 11 Plan



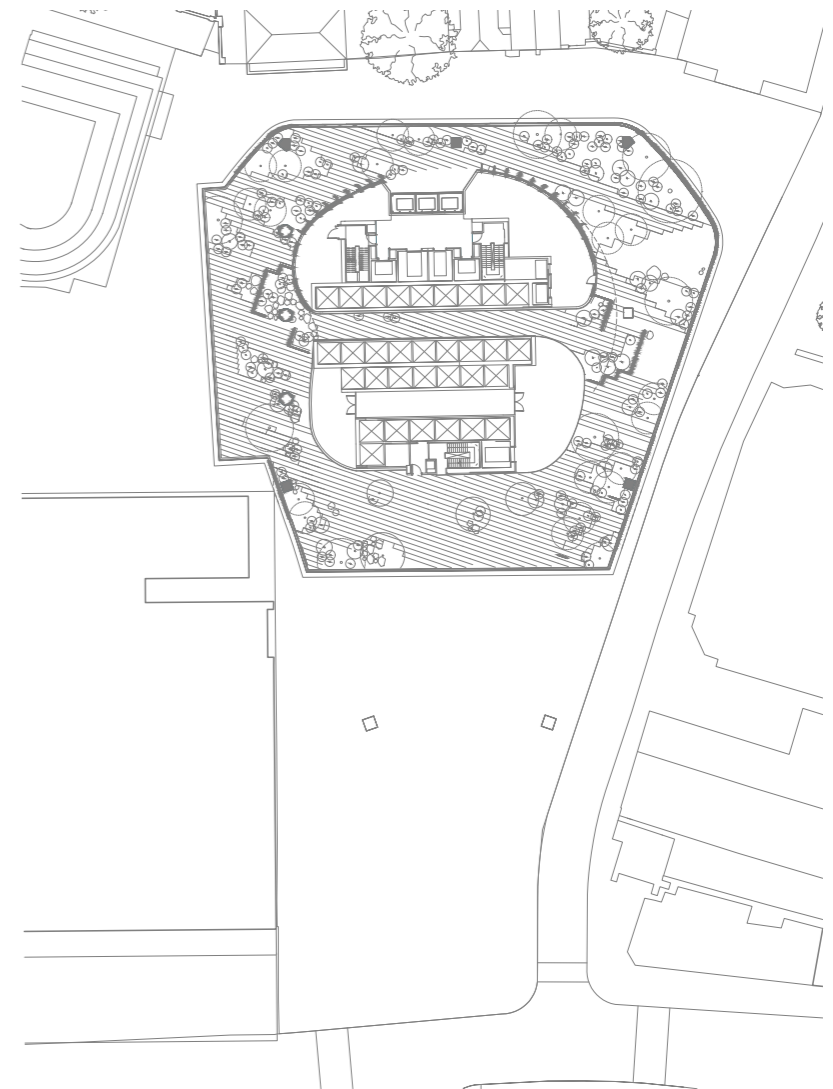
2023 Application

Total GIA 1,553 m²



Alternative Approach

▨▨▨▨ Total omitted Area from 2023 Proposal (11) -1,182 m²
▨▨▨▨ Potential area from 2019 Consent (L11) +98 m²
▨▨▨▨ Potential area from Alternative Approach (L11) -



Revised Plan

Total GIA 1,116 m²

1.0 Alternative Approach to Avoid Harm to St Helen's Square
 1.16 Comparative Areas

	Area omitted from 2023 Proposal (red hatch)	2019 consent additional area (blue hatch)	Sketch proposal additional area to 2019 outline (green hatch)	Area reduction for revised plan	2023 Application	Revised plan	Variance
Floor	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)	Area (sqm)
L11 (incl Podium Garden)	-1,182	98	-	-1,084	1,553	1,116	-437
L10	-852	211	-	-641	2,894	2,244	-650
L9	-853	221	-	-632	2,894	2,244	-650
L8	-864	213	-	-651	2,894	2,244	-650
L7	-853	214	-	-639	2,894	2,244	-650
L6	-860	225	-	-635	2,894	2,244	-650
L5	-761	235	-	-526	2,713	2,196	-517
L4	-753	227	-	-526	2,713	2,196	-517
L3	-663	579	2	-82	2,223	2,145	-78
L2	-703	559	16	-128	2,343	2,142	-201
L1	-706	545	40	-121	2,343	2,199	-144
GF	-702	372	112	-218	2,364	2,083	-281
Total GIA: GF-L11	-9,752	3,699	170	-5,883	30,722	25,297	5,425

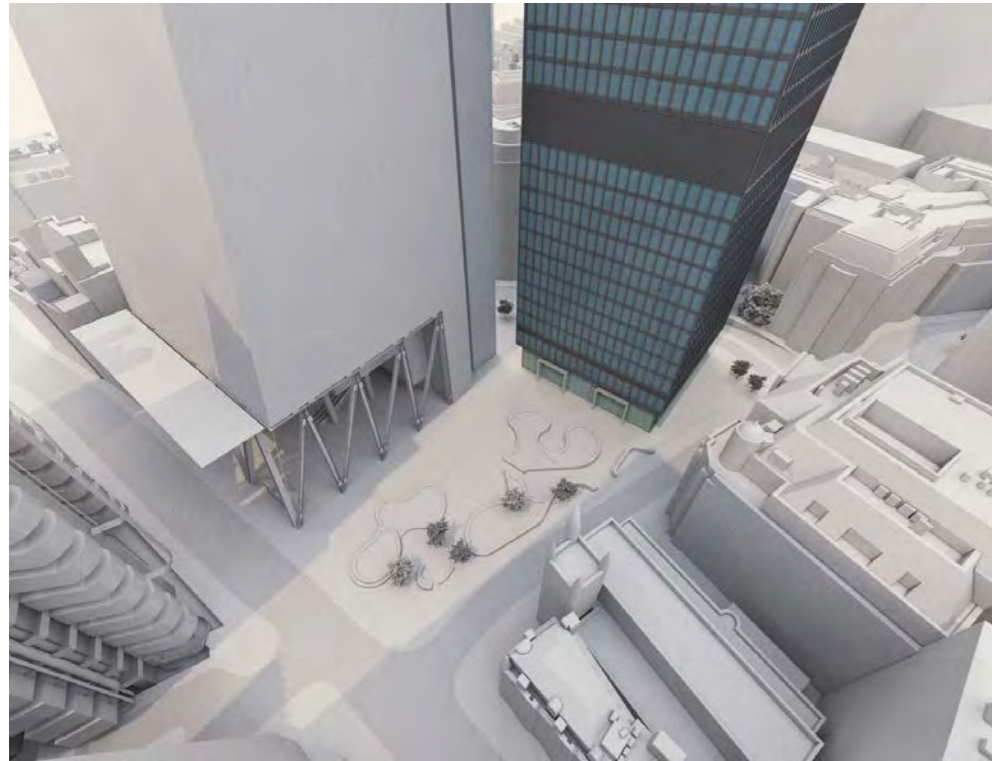
Total GIA					180,366	174,941	-3.01%
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1.0 Alternative Approach to Avoid Harm to St Helen's Square

1.17 Conclusion

On 2 July 2024 the Planning Applications Sub Committee deferred the 1 Undershaft planning application to allow the Applicant to consider concerns raised in relation to ground floor public realm.

This 15 August 2024 submission develops a previously identified alternative design approach and details how Ground to Level 11 could be cut back and reconfigured to avoid damage to St Helen's Square.



Existing



2023 Application



Revised Scheme

1.0 Alternative Approach to Avoid Harm to St Helen's Square

1.17 Conclusion

The objective in providing reconfigured Ground to Level 11 floor plans is to assist the Applicant in identifying adjustments to the 2023 application which would address stakeholders concerns over the ground floor public realm.

The resultant loss of floorspace would be c5,425 sq m equivalent to 3%.



Existing

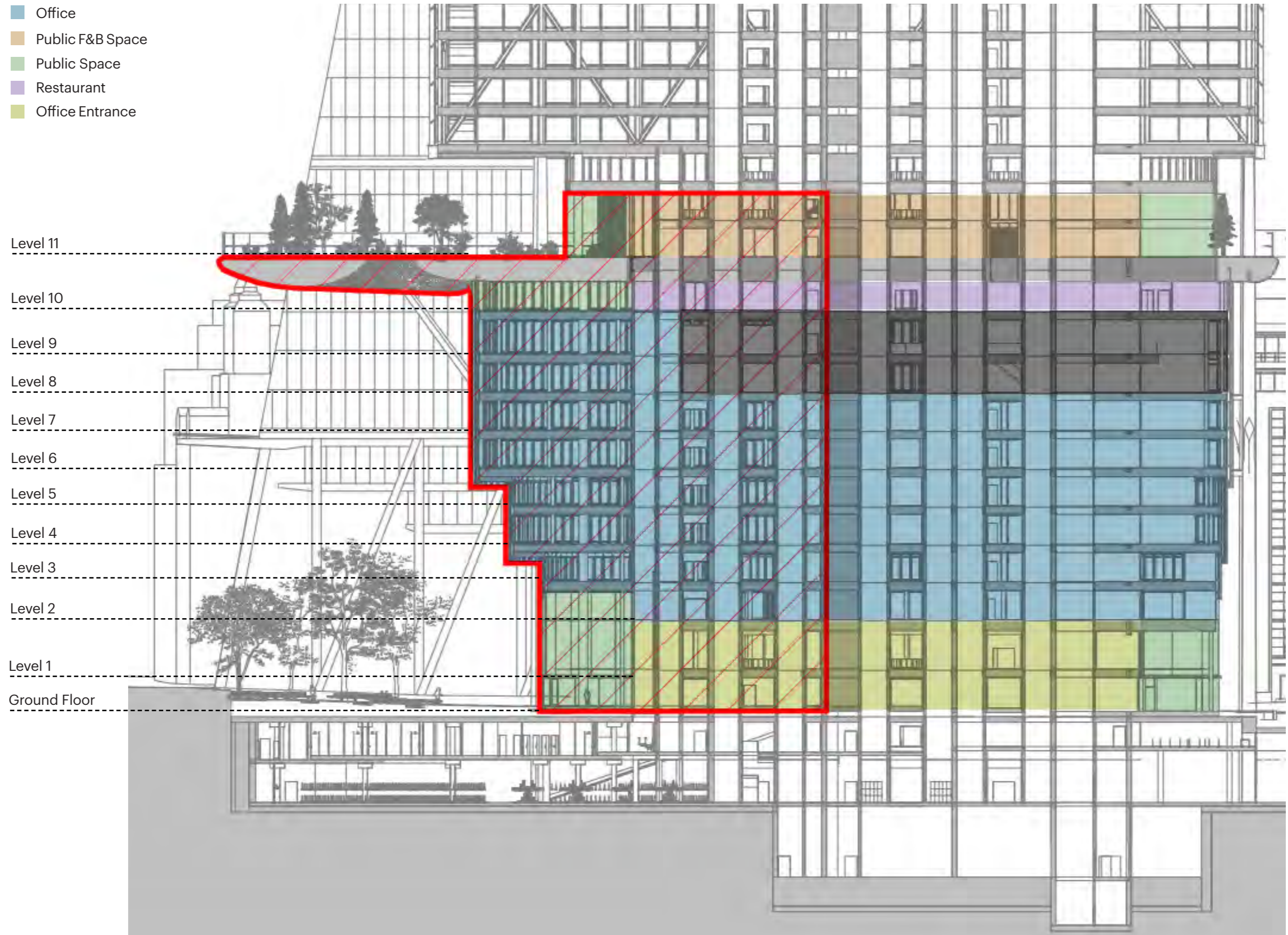


2023 Application



Revised Scheme

1.0 Alternative Approach to Avoid Harm to St Helen's Square
1.17 Conclusion - North - South Section


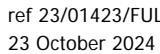


1 Undershaft, London EC3A 8EE
Planning Application Ref. No: 23/01423/FULEIA
Neighbour Consultation

Representations on behalf of C C Land

End of 15 August 2024 - Addendum



From: 
To: 
Subject: ref 23/01423/FULEIA - 1 Undershaft London EC3A 8EE
Date: 23 October 2024 21:22:07

THIS IS AN EXTERNAL EMAIL

As local residents we object to a further large scale project in an area which is already too densely developed. The construction process itself will cause even more congestion ,night time noise and pollution.

Kind regards
Peter Rose
Jamaica Buildings,St Michael's Alley,
London EC3V 9DS

Gemma Delves
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Date: 4 November 2024
Your ref: 23/01423/FULEIA
Our ref: 303118.NEW

By email to PLNComments@cityoflondon.gov.uk and by special delivery

Dear Mrs Delves

Planning Application 23/01423/FULEIA – 1 Undershaft London EC3A 8EE

1. Introduction

- 1.1 We have been instructed by The Wardens and Society of the Mistery or Art of the Leathersellers of the City of London to advise in relation to the above planning application.
- 1.2 Our client owns a number of substantial property holdings in the City, including the following freehold interests within the immediate vicinity of the application site:
- (a) 3, 5, 6, 7, 15, 16 and 17 St Helen's Place;
 - (b) 33 Great St Helens;
 - (c) 52-68 and 88 Bishopsgate; and
 - (d) 25-51 and 61 St Mary Axe.
- 1.3 We have undertaken a review of the available information relating to the above planning application and we have substantive concerns as to the potentially adverse effect the proposed development could have on the levels of available light to the above properties. It is also the case that we have further concerns that the amenity and natural light at these properties will be prejudiced. Our client has yet to conclude its detailed impact assessment of the scheme and reserves its position in relation to these issues.

2. Daylight and Sunlight Impacts

- 2.1 Our client's property at 33 Great St Helen's (Daylight and Light Pollution), 30 St Mary Axe (Overshadowing) and 48 Bishopsgate (Daylight and Light Pollution) have been identified as sensitive receptors in Chapter 12 (Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare) of the Environmental Statement submitted with the application.
- 2.2 The Environmental Statement (Table 12-153) reports that at 33 Great St Helens, 5 window (of a total of 19) and a total number of 0 rooms (of a total of 7) are expected

to meet BRE Guidelines on daylight levels following the construction of the proposed development and any relevant cumulative schemes. As a consequence, a total of 14 windows and 7 rooms would experience a greater than 30% (with 6 rooms with an in excess of 40%) reduction in daylight as a consequence of the proposed development.

- 2.3 The Environmental Statement reports (Table 12-153) that at 48 Bishopsgate, 1 window (of a total of 11) and a total number of 3 rooms (of a total of 5) are expected to meet BRE Guidelines on daylight levels following the construction of the proposed development and any relevant cumulative schemes. As a consequence, a total of 10 windows and 2 rooms would experience a greater than 30% reduction in daylight as a consequence of the proposed development.
- 2.4 The Environmental Statement further reports that at 30 St Mary Axe has been assessed for the purposes of establishing potential overshadowing by the proposed development. The wider assessment of the overshadowing impacts of the proposed development are summarised in the Environmental Statement submission and reference is made to a technical appendices that contains a set of overshadowing plans without any apparent detailed explanation of the assessed outputs. Similarly, reference is made to potential light pollution impacts at 33 Great St Helen's and at 48 Bishopsgate, but we have been unable to identify a site specific assessment within Chapter 12 of the Environmental Statement. [As a consequence, we have difficulty in review of these further assessment and are seeking consultative advice on this aspect of the Environmental Statement submission. In turn, we reserve our position on these specific findings.]
- 2.5 The identified cumulative effect of the proposed development and other development schemes within the vicinity of 33 Great St Helens and 48 Bishopsgate is of major concerns to our clients who have already experienced the detrimental impact upon the function, operation and amenity of their buildings due to overshadowing and the loss of daylight and sunlight. When considered cumulatively, at 33 Great St Helen's, over 70% of the windows are not expected to meet BRE Guidelines on daylight levels following the construction of the proposed development. The position is further exacerbated at 46-48 Bishopsgate where the cumulative impact of development will ensure that 90% of the windows are not expected to meet BRE Guidelines on daylight levels following the construction of the proposed development.
- 2.6 Specifically in relation to the rooms, all of the rooms within 33 Great St Helen's are expected to experience alterations beyond 30% of current daylight levels and at 48 Bishopsgate, 40% of the rooms are expected to experience alterations beyond 30% of current daylight levels.
- 2.7 We have yet to conclude our detailed impact assessment of the proposed development and reserves our position in relation to these issues. We do, however, have serious concerns that both 33 Great St Helens and 48 Bishopsgate will experience a significant adverse impact as a result of the construction of another tall building in this area.
- 2.8 As a consequence, the findings in the Environmental Statement show a clear risk that our client's enjoyment of their property will be materially affected. Whilst this establishes a clear planning harm, it is also an infringement of private law rights to light by creating a substantial interference with the use and enjoyment of our client's properties.

For the reasons set out above, our client objects to the planning application and would ask that these concerns are brought to the attention of the relevant Planning Committee.

Yours faithfully

Eversheds Sutherland (International) LLP

EVERSHEDS SUTHERLAND (INTERNATIONAL) LLP

From: 
To: 
Subject: 23/fuleia - 1 Undershaft EC3A 8EE
Date: 11 November 2024 15:28:31

THIS IS AN EXTERNAL EMAIL

Dear Sir

I am a resident in the area. I object to this development on density grounds. I doubt you will stop it for that reason, so if this goes ahead, pls attach the following conditions.

- Restrict construction so that there is NO all - night working. I suffer frequent construction noise late at night.

Regards

Jude Goffe

My full address is :

Jamaica Buildings
St Michael's Alley
London EC3V 9DS

City of London Conservation Area Advisory Committee

Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

11th November 2024

Dear Sir/Madam,

At its meeting on 31st October 2024 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.126 23/01423/FULEIA - 1 Undershaft, London EC3A 8EE.

St. Helen's Place/Lime Street Ward. No Ward Club Rep.

Demolition of the existing buildings, retention and partial expansion of existing basement plus construction of a ground, plus 73 storey building (plus plant) for office use (Use Class E(g)); Retail/food and beverage (Use Class E(a)-(b)); Public amenity space (Flexible Class E(a)-(d) / Class F1 / Sui Generis); publicly accessible education space and viewing gallery at levels 72 and 73 (Sui Generis); public cycle hub (Sui Generis); plus podium garden at level 11, installation of a digital screen, public realm improvement works, ancillary basement cycle parking, servicing, plant, highway works and other works associated with the proposed development.

The application is accompanied by an Environmental Statement. Members of the public may obtain copies of the Environmental Statement at a charge from AECOM at environmentadmins@aecom.com.

RE-CONSULTATION due to a revised description of development and submission of additional information and revised drawings to: reduce the footprint of the building to enlarge St Helen's Square, incorporate a screen at the ground floor level of the building; revise access arrangements plus associated design alterations and amendments to the location and layout of uses proposed within the building as outlined in the Planning Statement Addendum.

There were no objections.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,



Mrs. Julie Fox
Secretary

21 November 2024

Gemma Delves
Guildhall
PO Box 270
London
EC2P 2EJ

Dear Gemma,

Letter of Objection – Application reference 23/01423/FULEIA
1 Undershaft London, EC3A 8EE

Introduction

On behalf of Universities Superannuation Scheme Ltd (USS), this letter is submitted in objection to the above application. It follows a previous objection submitted on 21 March 2024.

Planning application 23/01423/FULEIA was validated on 27 December 2023, and was presented to the City of London's Planning Applications Sub-Committee for determination on 2 July 2024. At the Committee meeting, Members voted to defer the application on the basis that the Applicant should consider objections raised as part of the consultation process and amend the scheme accordingly. The objections included an overall loss of public realm, the nature of providing 'public realm' at a podium on Level 11, servicing arrangement and impacts on the surrounding townscape and heritage assets. An updated scheme design that sought to respond to the previous objections was submitted in October 2024 (hereby referred to as 'Addendum 2').

In partnership with USS, we have reviewed the updated Addendum 2 proposals to understand the extent of the design changes, assess whether our original objection remains valid and establish if any new issues have arisen.

Review of amended scheme

The updated Addendum 2 proposals seek primarily to enhance and enlarge the public realm at St Helen's Square. This enlargement has been facilitated through a reconfiguration of the internal ground floor layout and a removal of the dedicated lobby that was to serve the public podium garden on Level 11. Notably, the Addendum 2 designs also include a large digital screen facing the public realm on the ground floor south elevation.

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There has been virtually no change to the building envelope and massing, as reflected by a total change of only +13sq m of floorspace since the original proposals. Notably, the overhang at Level 11 remains unchanged and continues to overshadow almost all public realm provided at ground level.

Outstanding objections

As outlined above, since the submission of our previous letter of objection, the design of the proposed scheme has been amended slightly as set out within Addendum 2. However, it is considered that these amendments do not address the fundamental objections raised in our previous letter of objection.

To avoid unnecessary duplication, we have not repeated the entirety of our previous objections within this letter. Instead, we have attached our original letter of objection as Appendix A to this correspondence. This letter sets out our objections in full and remains valid.

The remainder of this letter provides a summary of the fundamental points of objection raised in Appendix A and clarifies why these objections remain outstanding within the Addendum 2 revision.

Loss of public realm

The original proposal significantly reduces the amount of publicly accessible open space compared to the previously consented scheme (ref. 16/00075/FULEIA). This is of particular concern given the scheme is identified within the City of London Open Space Strategy SPD (2015) as being located within the Eastern Cluster, an area identified as having a “particular need for public open space” due to existing low levels of provision and pressure from office redevelopments.

Furthermore, it is considered that the proposed ‘public realm’ to be provided on Level 11 does not provide an accessible space that can easily be enjoyed by pedestrians and city workers, particularly if security checks and pre-booking is required to access the area.

This objection remains despite the Addendum 2 designs, due to a substantial reduction in the ground level public realm that would result from the proposed development.

Design and Massing

When considering the scale and bulk of the proposed building, particularly at the lower levels, the originally proposed scheme is significantly larger than the consented scheme. Compared to the original scheme, there is a much greater massing at all levels, even when considering the removal of the public garden lobby at ground level. This results in a building which USS considers to be overly dominant and incongruous with the surrounding context.

USS maintains its objection to the design and massing of the scheme, as it is considered that the massing in Addendum 2 remains incompatible with the prevailing urban form and fails to contribute positively to the local character and distinctiveness of the area.

Daylight and Sunlight

There will be a significant detrimental impact to surrounding buildings and spaces when considering the loss of daylight and sunlight. In comparison to the extant consent, due to the increased size of the development, particularly at the lower levels, there is concern that the originally proposed scheme and Addendum 2 revisions, will have a significant adverse impact on daylight and sunlight. This consideration is supported within the submitted Overshadowing Report prepared by GIA (October 2024) which shows a substantial reduction in sun exposure to the ground level public realm within the site.

The Overshadowing Report does not include details of impact on the surrounding area, outside of the site area. USS, as the owner of the neighbouring Fitzwilliam House, maintains its objection on daylight and sunlight grounds, particularly as it is expected that a majority of rooms within Fitzwilliam House will result in a loss of light.

Heritage

The original proposed scheme will have a significant impact on the significance and setting of nearby heritage assets, including the St. Helen's Place Conservation Area and the Grade I listed churches of St. Helen's and St. Andrew's Undershaft.

USS maintains its original objection that the proposed scheme will negatively impact the significance of heritage assets in the surrounding area, and requests that the Addendum 2 proposals are assessed further, and peer reviewed to ensure the height, bulk and massing is acceptable in heritage terms.

Objection to the proposed digital screen

USS strongly objects to the inclusion of the large digital screen proposed for the southern façade of the development, facing the public realm at St Helen's Square within Addendum 2.

The updated Planning Statement for Addendum 2, prepared by DP9 (October 2024), states that the introduction of the digital screen will require increased security measures around the public realm, due to concerns regarding potential vandalism and misuse. The requirement for heightened security directly contradicts the principles of emerging Local Plan Policy DE3 'Public Realm'. This policy emphasises the importance of maximising public access and minimising restrictive rules within public spaces. The need for such robust security measures creates an

environment of surveillance rather than one of openness and accessibility, ultimately detracting from the desired character of a welcoming and freely accessible public space.

The digital screen itself contradicts the creation of a high-quality public realm. St Helen's Square should offer respite and a visual contrast to the digital saturation of many workplaces. Introducing a large, dominant screen detracts from the potential for a calm and engaging public space where individuals can enjoy their surroundings.

Furthermore, the introduction of a large-scale digital screen in such close proximity to sensitive heritage assets, including the Grade I listed St Andrew's Church and St. Helen's Place Conservation Area, is considered inappropriate. The screen's size, scale, and modern aesthetic are jarring within this historic context and fail to meet the requirements of emerging Local Plan Policy DE3, which calls for public realm schemes to be sensitive to the City's heritage and to enhance its character.

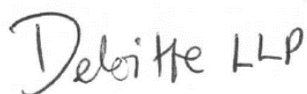
The prominent positioning of the digital screen facing directly onto St Helen's Square raises significant concerns regarding road safety and potential distractions to drivers and cyclists navigating Leadenhall Street and St Mary Axe. This visual distraction presents a clear risk to the health and safety of all road users, including pedestrians.

Summary

In summary, USS maintains its strong objection to the proposed development at 1 Undershaft and considers that the amended Addendum 2 design does not comply with Development Plan. The design amendments to the scheme do not outweigh any of the material considerations included within this objection letter and therefore the planning application should be refused.

We would be most grateful if the Council could provide updates on the progress of the application. In the interim, if you have any queries, please contact Amy Hartley (020 7303 5937 / amhartley@deloitte.co.uk) or Alex Welby (020 7303 5201 / awelby@deloitte.co.uk).

Yours sincerely,

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

Appendix A: Previous Letter of Objection – Submitted 21 March 2024

21 March 2024

Gemma Delves
Guildhall
PO Box 270
London
EC2P 2EJ

Dear Gemma,

Letter of Objection – application reference 23/01423/FULEIA
1 Undershaft London, EC3A 8EE

Introduction

Deloitte LLP is instructed by Universities Superannuation Scheme Ltd (USS) to advise on planning matters in respect of Fitzwilliam House located at 10 St Marys Axe, London, EC3A 8BF which forms part of their commercial portfolio.

On behalf of our Client, we are writing to object to application 23/01423/FULEIA for the following development at 1 Undershaft, EC3A 8EE (herein referred to as the ‘application site’ or the ‘proposed scheme’):

‘Demolition of the existing buildings, retention and partial expansion of existing basement plus construction of a ground, plus 73 storey building (plus plant) for office use (Use Class E(g)); Retail/food and beverage (Use Class E(a)-(b)); Public amenity (Flexible Class E(a)-(d) / Class F1 / Sui Generis); publicly accessible viewing gallery and education space (Sui Generis); public cycle hub (Sui Generis); plus podium garden, public realm improvement works, ancillary basement cycle parking, servicing, plant, highway works and other works associated with the proposed development.’

This application was submitted by Aroland Holdings Limited on 27 December 2023 and validated in January 2024.

Fitzwilliam House is located immediately east of the application site. USS therefore has an interest in the planning application submitted by Aroland Holdings Limited.

Background

Fitzwilliam House is in commercial use (office (Use Class E (g) (i)) and is currently occupied by BPP London City, The City UK and U S A A Ltd. To the immediate north of the site is the Gherkin (30 St Mary Axe), to the west is St Helen's Square and the Leadenhall Building, to the south is the St Andrew Undershaft Church and to the east is Bankside House. The building is accessed off St Mary Axe.

The building is (at its closest distance) 17.9m to the proposed scheme (as shown in Figure 1).

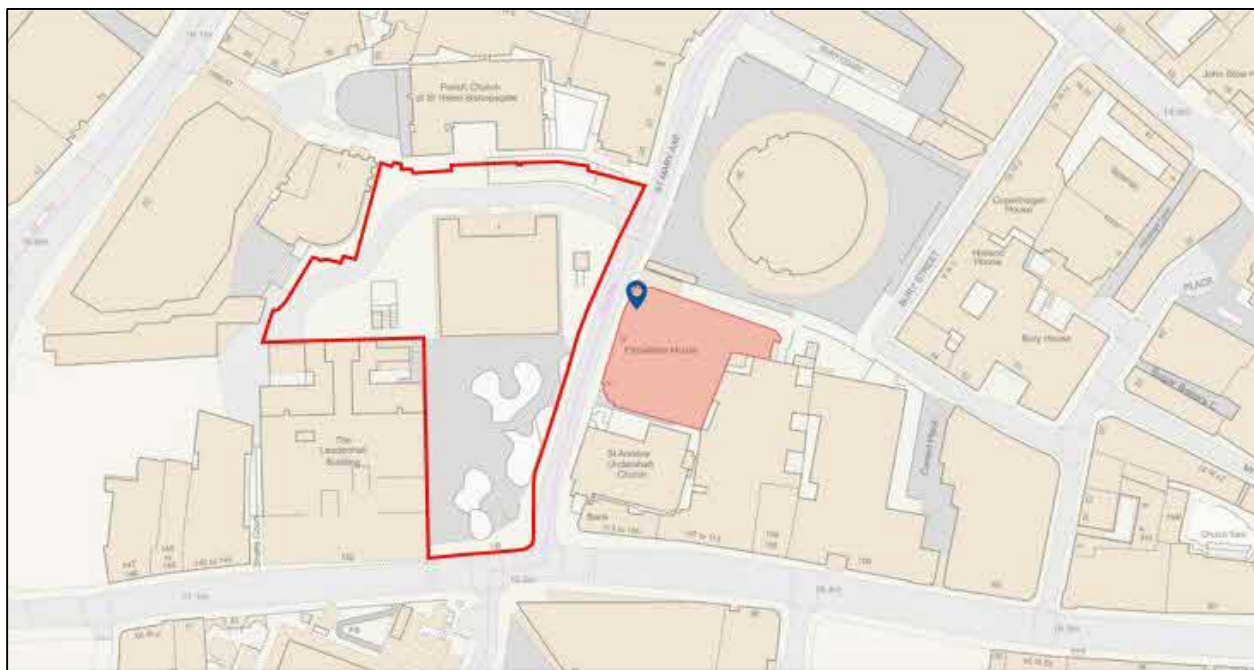


Figure 1 Fitzwilliam House (shaded in red) and the application site (outline in red)

Source: Planning Portal

Extant Consent and Proposed Scheme

Extant Consent

Application 16/00075/FULEIA was approved on 8 November 2019 for:

“Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]”

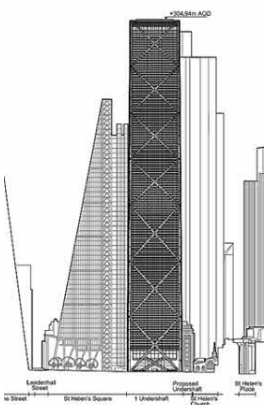
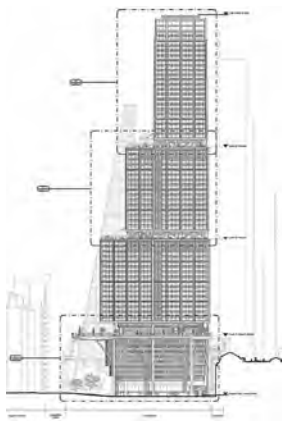
It is understood that this scheme has yet to be implemented and the extant consent expires on 8 November 2024 (as per Condition 1 attached to the decision notice).

Proposed Scheme

Application ref. 23/01423/FULEIA was submitted by Aroland Holdings Limited on 27 December 2023 and was subsequently validated on 10 January 2024. Table 1 below sets out the key differences between the extant consent and proposed scheme.

Table 1: Table Comparison of the Extant Consent (ref. 16/00075/FULEIA) with the Proposed Scheme (ref. 23/01423/FULEIA)

Details/ Comparisons	Extant Consent (Ref. 16/00075/FULEIA)	Proposed Scheme (Ref. 23/01423/FULEIA)	Difference (where appropriate)
Height/ Storeys	72 Storeys (304.94m AOD)	73 storeys (309.6m AOD)	<u>Increase</u> of 1 Storey <u>Increase</u> of 4.66m AOD
Size and Uses (GIA)	Total: 149,100 sqm. Office (B1): 128,780 sqm GIA Retail (A1-A3): 2,005 sqm GIA Viewing Gallery (Sui Generis): 2,810 sqm GIA Restaurant (A3): 1,200 sqm GIA Ancillary (basement and plant): 14,305 sqm GIA	Total: 180,366 sqm. Office (E(G)): 154,156 sqm GIA Retail/Food and Beverage (E(a)-(b)): 3,134 sqm GIA Public Gallery/Education (sui generis): 1,337 sqm GIA Public amenity (flexible class E(a)-(d) / F1 / Sui Generis): 3,479 sqm GIA Public Cycle Hub: 526 sqm GIA Plant: 17,734 sqm GIA	<u>Increase</u> of total floorspace of 31,266 sqm GIA. Office: <u>±</u> 25,376 sqm GIA. Retail and Restaurant (consented) compared with Retail/food and Beverage (proposed): <u>-</u> 71 sqm GIA. Viewing/Public Gallery: <u>-</u> 1,473 sqm GIA. Ancillary/Plant: <u>±</u> 3,429 sqm GIA.
Quantum of Public Realm	Not set out with the application	9,557 sqm (including 2,459 sqm at level 11, 3,277 sqm at levels 72 and 73 and 3,821 sqm at ground level)* *Note, there is inconsistency with these figures throughout the submission documents.	
Features of Public Realm	Public Realm: Located on the ground level. A publicly accessible space connecting the whole of the site from north to south. A “large elliptical opening” is proposed at the southern part of St Helen’s square to provide light and a visual link with public areas and retail court. Public Viewing Gallery: Provides a public viewing gallery at levels 71-72.	Public Realm: Trees and planting proposed for the southern part of the ground level. Seating and water features proposed for the western element. Paving from the ground public space to terraced/upper public spaces (including lifts). Ground floor public realm is to be ‘used flexibly,’ including for market stalls. Public Terrace and Viewing Gallery: Consists of two areas:	Proposed scheme reduces ground floor space (compared to consented scheme) but aims to mitigate through inclusion of floor 11 terrace. Public Viewing gallery elements largely remain the same. Proposed scheme omits details of ticketing and security access to higher levels.

	<p>To be accessible for no charge, but subject to ticketing, queuing and security clearance.</p> <p>Viewing gallery is to have a capacity of 400 people (incl. staff) and set/restricted opening hours.</p>	<p>1) Public Terrace at level 11. This is also supported by public amenity uses at levels 10-12. Retail/food and beverage uses are proposed at level 10 and flexible amenity at levels 10-12.</p> <p>2) Public Viewing Gallery at levels 72 and 73 accessed via dedicated lifts.</p>	
<p>Design - Massing</p>	 <p>Site Context Elevation (drawing ref. EPA 1US 05 ELE 102) (Not to Scale)</p>	 <p>Proposed Eastern Elevation (drawing no. 1US-EPA-B1-ZZ-DR-AR-050870) (Not to scale)</p>	<p>Proposed Scheme is significantly larger than consented scheme (total GIA).</p> <p>Massing at the lower levels of the proposed scheme is much greater. This results in little greening and community space at ground floor level and little improvement to the streetscape.</p>

Objection

USS objects to the application on the following matters:

Public Realm

USS objects to the proposals on the basis that the proposed scheme reduces the quantum of public realm (known as St. Helen's Square) at ground level in comparison to the extant consent.

The Local Plan (2015) sets out that the City is defined by the GLA as an area of 'deficiency in access to nature'. Paragraph 3.19.2 of the City of London Local Plan ('Local Plan') states that: 'Providing enough publicly accessible open space to meet the needs of the daytime population for both recreation and workspace in the densely developed City has long been a challenge (...) Publicly accessible open space provision needs to increase, especially in the eastern sector of the City, where current provision is lowest and the greatest increase in workers and density of development is expected.'

The Eastern Cluster, in which the proposed scheme is located, is noted within the City of London Open Space Strategy SPD (2015) as an area where there is 'particular need for public open space'. The SPD further notes that the 'Eastern Cluster areas have the lowest percentages of open space but face pressure from increasing employment growth.' In light of this, the SPD aims to 'increase the amount of high quality public open space in order to maintain the existing City-wide ratio of 0.06 ha per 1,000 weekday day-time population and focus efforts on creating additional public open space in the east of the City, particularly in the Eastern Cluster and the Aldgate area.'

This is reflected in Local Plan Policy CS19: Open Spaces and Recreation which seeks to increase the amount and quality of open spaces and green infrastructure while enhancing biodiversity. Part 1 echoes the SPD to maintain a ratio of at least 0.06ha of high quality, publicly accessible open space per 1,000 weekday daytime population and includes 'protecting existing open space, particularly that of historic interest, or ensuring that it is replaced on redevelopment by space of equal or improved quantity and quality on or near the site' (CS19 Part 1i). Part 3 seeks to increase the biodiversity value of open space.

Local Plan Policy DM19.1 Additional open space, sets out that major commercial developments should provide new and enhanced open space where possible. This should be publicly accessible, provide a high-quality environment, incorporate soft landscaping and SUDS, have regard to biodiversity and the creation of green corridors.

The proposed scheme results in a loss of public realm at ground floor and therefore contradicts the strategy set out within the SPD.

In reducing the public realm, the proposed scheme does not cater to the additional pedestrian trips to the site which will be generated. Nor is there any mitigation in this regard. The extant consent provided mitigation for these additional trips as it was considered:

'the new, step free, public realm would create and cater for important pedestrian desire lines that are currently unavailable or indirect thus enabling easier pedestrian movement around and through the site. As a result, it is envisaged that the pedestrian trips generated by the development and the nearby committed developments, would not have a significant impact on the pedestrian network surrounding the proposal site.' (Source: Paragraph 436 of Committee Report 16/00075/FULEIA - our emphasis)

The proposed scheme does not mitigate these impacts, in that it not provide enough public realm at ground floor level, and therefore fails to comply with Local Plan Policy DM16.2 (Pedestrian Movement). The Policy advises that the loss of pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided. Paragraph 135 of the NPPF (2023) also states that planning decisions should ensure developments 'optimise the potential of the site to accommodate and sustain an appropriate amount and mix

of development (including green and other public space) and support local facilities and transport networks.'

In lieu of the public realm at ground level, publicly accessible floorspace is instead proposed at level 11 and at levels 72-73 through the creation of a public viewing gallery. This approach is contrary to Local Plan Policy CS14 (Tall Buildings) which states tall buildings should provide high quality public realm at ground level (as per the extant consent).

The submission documents set out that the public realm on level 11 will be accessed via dedicated lifts with separate lifts to the public viewing gallery at levels 72-73. It is unclear within the application whether there will be security checks to level 11, 72 and 73 and whether tickets will need to be booked prior to accessing the space. The Planning Statement, submitted in support of the proposals, states that a Public Realm Management Plan would accompany the application. However, this document is not available to view on the City's Planning Application Register.

USS requests that this document is shared publicly so that it can be understood how access to the 'public realm' on level 11 is limited, what restrictions are in place for levels 72-73 and what a viewing gallery offers which cannot be provided at ground floor level.

Regardless of this, locating 'public realm' on Level 11 automatically reduces the accessibility of the space in comparison to public realm located externally at ground level as you are unable to naturally engage with it. Having to access the space via a lift (and potentially security checks) puts hurdles in place to simply access 'public' space and for pedestrians to know it is available. This results in the space not being accessible of workers and users of the City. The approach is also at odds with Local Plan Policies DM 10.8 (Access and Inclusive Design) which requires environments to be convenient, welcoming and inclusive and Policy CS19 (Open Spaces and Recreation) which looks to improve access to new and existing open spaces.

The Planning Statement notes that with the S106 Agreement will likely include an obligation relating to Public Access and a Terrace Management Plan. Having an extensive management plan for the use of public space also fails to accord with emerging Local Plan Policy 10.4 (Public Realm) as the space does not provide unrestricted access which it does at ground. Policy 10.4 states 'it should be ensured that public access to the space is maximised and the rules governing the space are minimised to those required for its safe management, in accordance with the Mayor of London's Public London Charter.'

In comparing the proposed scheme's approach with the extant consent, a public viewing gallery was already proposed. Although the proposed consent offers a larger quantum of viewing gallery space, the public viewing galleries (level 11, 72 and 73) proposed do not offer any additional public benefit than what is provided as part of the extant consent. Instead, it reduces the public benefit of the public realm at ground floor. The viewing galleries will likely be used by visitors to the City, rather than catering for those who live and work locally, and who are moving through the City.

This does not accord with the Local Plan Policy CS7 (Eastern Cluster) which states that development should look to enhance public realm for pedestrians, providing new open and public spaces.

In light of the above, USS considers the approach to public realm in the extant consent as a preferable solution. The public realm proposed as part of the extant consent would draw people to the area and continue to provide a well needed public benefit to the city which serves the needs of the people as noted in Paragraph 122 of the Committee Report:

‘A key element of the public square is the Lower Court, a sunken oval in the centre of the square which is intended to be a vibrant hub with the possibility of a skating ring in winter, street markets, public art or a performance space for music etc. There is no such focus point within the City cluster of tall buildings and the space has the potential to provide that focus.’ [our emphasis]

The approach as set out in the extant consent would also contribute to the ‘Key Areas of Change: City Cluster’ (2021) prepared by the City of London which states:

‘High quality public realm projects to improve pedestrian connectivity and providing a high-quality public space will make a strong contribution to the dynamism of the City Cluster. The key pedestrian route between St Mary’s Axe and Leadenhall Street in particular creating a pedestrian core around key destination points.’

Design - Massing

The proposed scheme is significantly larger than the extant consent, an increase of 31,266 sq m GIA. The increase in floorspace is predominantly at the lower levels (referred to within the submitted documents as Zones 1, 2 and 3) which results in the proposed scheme having a greater impact on its surroundings. USS considers that the massing and design of the lower levels of the proposed scheme is not appropriate to the character and setting of the surrounding urban landscape and is too bulky.

The building would be significantly larger than many of its neighbours (aside from 22 Bishopsgate). Local Plan Policy CS10 (Design) and DM10.1 (New Development) as well as emerging Local Plan Policy DE2 (Design Quality) all require development to promote a high standard of design, having regards to their surroundings. These policies note that development must ensure that the bulk, height, scale, massing, quality of materials and detail design of buildings are appropriate to the character of the City and the sitting and amenities of surrounding buildings and spaces. The proposed scheme is contrary to these policies.

Additionally, the proposed scheme includes a projecting podium, which forms a public terrace at Level 11 which is incongruous with the surrounding context. It overshadows the ground floor area reducing natural light to the street surrounding the proposed scheme and limits any views from

St Helen's Square. This is not in accordance with Local Plan Policy DM10.3 (Roof Gardens and Terraces) which advises that terraces will be rejected if they impact on views.

USS considers that if the extant scheme were implemented it would be more fitting to the surrounding environment as noted in Paragraph 111 of the Committee Report which states:

'The design approach is simple and restrained, which is considered appropriate given the substantial scale of the building and its impact on the skyline. The tower is of a slender rectangular profile which subtly narrows as the building rises. The intention is to create an elegant, abstract form with a strong verticality to subdue and lighten its impact on the skyline.'

USS therefore objects to the proposal on the grounds that the massing of the proposed scheme is visually obtrusive and does not make a positive contribution to local character and distinctiveness. The application should be refused in line with Paragraph 203 Part C of the NPPF which states that 'in determining applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness.'

Daylight / Sunlight

USS is also concerned that the increase in the size and massing of the building will have a negative and adverse impact upon Daylight, Sunlight and Overshadowing.

The extant consent was noted within Paragraph 312 of the Committee Report to already have, in some instances, 'minor adverse effects to some buildings' which would be a breach of planning policy in that tall buildings should not affect their surroundings adversely.

The proposed building which is much greater in size at the lower levels will have a greater impact on daylight and sunlight on the surrounding buildings and open space. This is contrary to London Plan Policy D9 (Tall Buildings) which requires tall buildings to carefully consider the proposed developments impact on daylight and sunlight to ensure it does not compromise comfort and the enjoyment of open spaces. It is also not in accordance with Policy DM10.7 (Daylight and Sunlight) of the Local Plan which states that development should be resisted which would reduce noticeably the daylight and sunlight available to nearby open space.

The Environment Statement Volume I Chapter 12: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare prepared by Aecom sets out the findings of their assessment on the likely significant effects of the proposed scheme. Within this document they assess the impact of the proposed development on a number of properties. Fitzwilliam House is not included within this assessment. Therefore, it cannot be determined how the proposed development impacts daylight, sunlight, overshadowing, light pollution and solar glare.

Whilst it is acknowledged that an office use is not a sensitive use, Fitzwilliam House's proximity to the proposed scheme would warrant it essential that the impact of the proposed scheme on the building is accurately assessed. USS therefore requests that the further assessments are undertaken to fully understand the proposed schemes full impact.

In addition it has been advised by Point 2, Right of Light Surveyors, that whilst it needs to be acknowledged that the Private Rights to Light are not a planning consideration, it is clear that the Applicant's proposed development will result in not just 'actionable' loss of light within the majority of the rooms within Fitzwilliam House that overlook the Undershaft site, those losses will likely give rise to a prima facie claim for an injunction that will render the development undeliverable.

Heritage

USS raises concern on how the greater scale of the proposed building in comparison to the extant consent and building will impact on the surrounding heritage assets. There are a number of heritage assets in close proximity to the proposed scheme. St. Helen's Place Conservation Area is located adjacent to its north, on the other side of Undershaft. The Grade I listed churches of St Helen's and St. Andrew's Undershaft lie immediately north and east of the Site respectively, and the Grade I listed Lloyd's building lies immediately to its south-west.

The Environmental Statement Non-Technical Summary prepared by Aecom, dated December 2023 states that: "The Proposed Development will be visible in the settings of highly graded and strategic heritage assets." It further notes: "There would be no effect on the significance or appreciation of the significance of any built heritage assets identified and scoped into the THVIA, other than the Church of St Andrew Undershaft and the Lloyd's Building for which there would be a minor neutral effect on the ability to appreciate heritage significance."

USS considers that the impact of the proposed scheme on nearby heritage assets as set out within the submission document should be assessed further and peer reviewed to ensure the height, bulk and massing is consistent with Local Plan Policy DM12.1 (Management change affecting all heritage assets and spaces) which notes that development should sustain and enhance heritage assets, their settings and significance. Furthermore, the proposed scheme reduces the public benefits in terms of loss of light, overshadowing, reduction in accessibility and pedestrian access, in comparison to the extant consent, which form a material consideration in the determination of the application by significantly reducing the public realm.

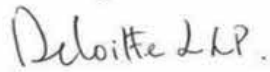
Summary

In summary, following a review of the supporting documents submitted by the Applicant, USS objects to the application and considers that the proposed scheme does not comply with the

Development Plan. Further, this is not outweighed by any other material considerations and therefore the planning application should be refused.

We would be most grateful if the Council could provide updates on the progress of the application. In the interim, if you have any queries, please contact Amy Hartley on [REDACTED] or Alex Welby on [REDACTED]

Yours sincerely



Deloitte LLP