

City Cluster Area Programme Board



30 October 2024

10:00 - 11:30

Guildhall North Wing;
Ground floor room No. 2
&
MS teams

Agenda:

Item		Time
1	Leadenhall Street Transformation	25 min
2	Programme Update	25 min
3	Area updates	10 min
4	Eastern City – BID update	10 min
5	AOB	5 min

1. Leadenhall Street transformation





KEY



Potential Tree Planting,
subject to verification



Potential Tree Planting
and/or planters, subject
to verification

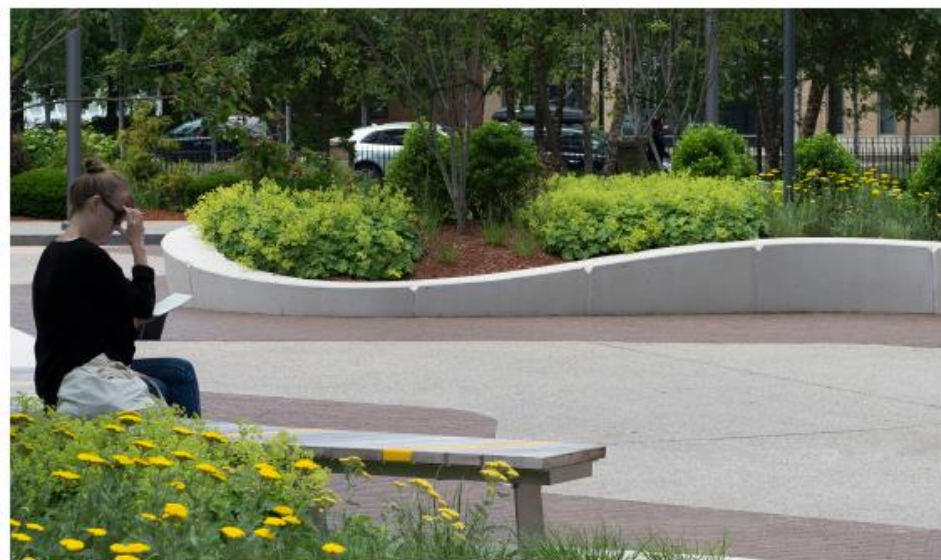


Existing tree



Planters - Smooth Flowing Forms

Gentle radii / organic transitions / natural forms



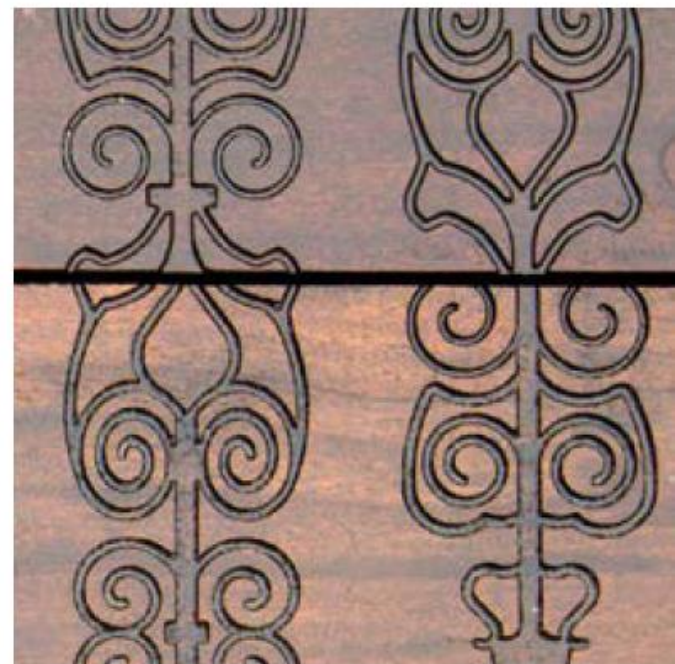
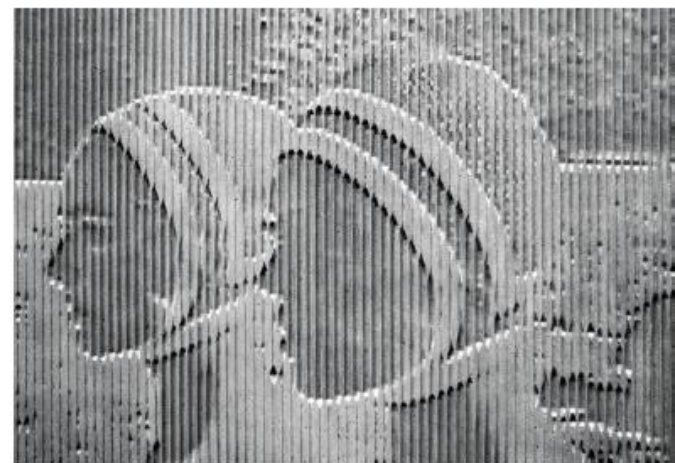
High Quality Materials

Granite edges / timber seating tops / metal armrests / anti-skate details



Expressed through a variety materials and reliefs

Micro-etching, natural stone inlays, metal inlays, metal casting, timber carving, routing



The Alleyways

Highlighting the hidden and revealing the forgotten

Option - Integrated in the paving



Name . Date . Different surface treatment

Public Consultation :

- 'Main Hub' Consultation webpage hosting the latest design information, with link to a response questionnaire
- On-street information totems
- Informative drop-in sessions in the local area
- Leaflet distribution



Example . Information totem.

Enlivening Leadenhall

Leadenhall Street Transformation Project



The City of London Green Spaces Unit, in partnership with the City of London Corporation, is leading the project to transform Leadenhall Street into a more vibrant and green environment.

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EASTERN CITY

Enlivening Leadenhall

Leadenhall Street Transformation Project



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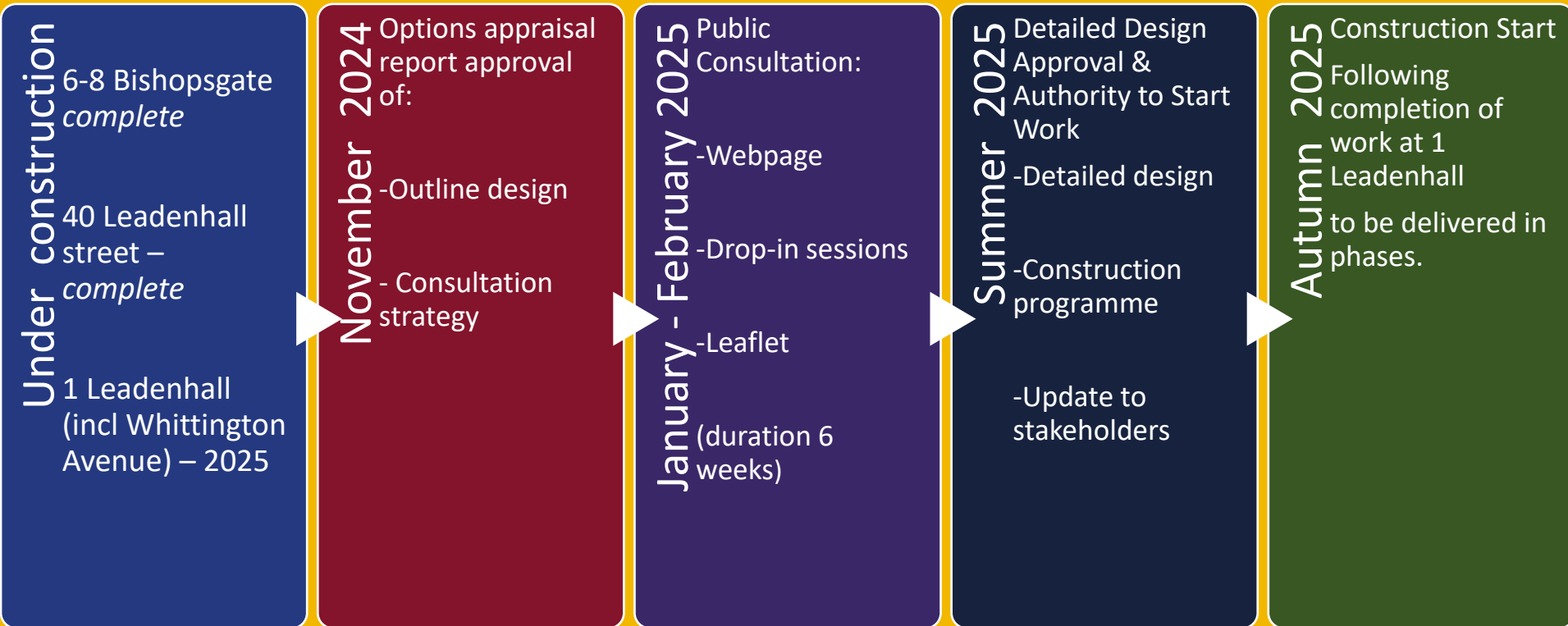


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EASTERN CITY

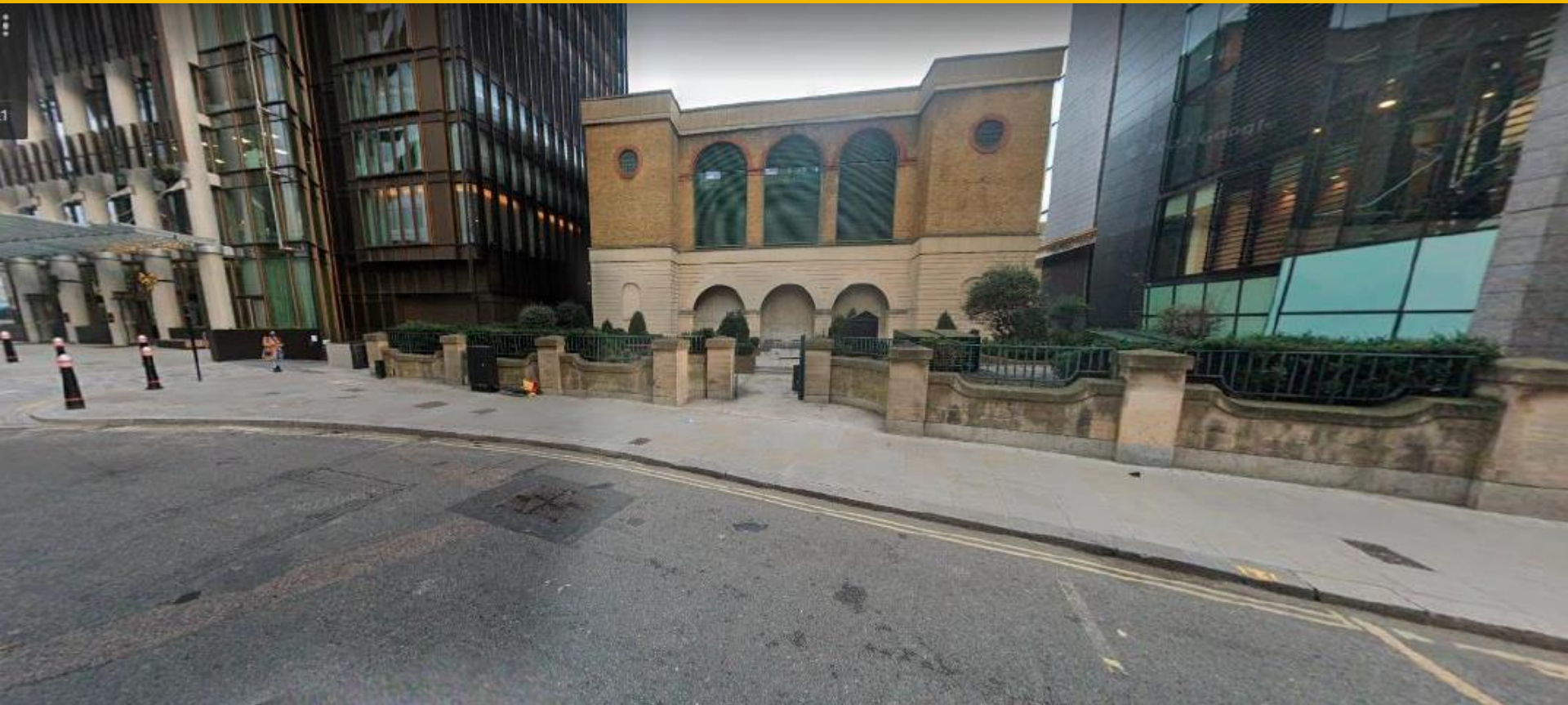
Leadenhall Street – outline programme



2. Programme Update

Jubilee Gardens

Jubilee Gardens – Previous site condition



Jubilee Gardens – Plan







St Andrews Undershaft

St Andrews Undershaft – aerial view





Creechurch Lane Area

Creechurch Lane— Proposed improvements



Lloyd's Avenue improvements

Lloyds Avenue— Current site condition







Fenchurch Area Healthy Streets Plan



Fenchurch Street Healthy Street Plan

KEY

- Healthy Streets Plan Area
- CoL Boundary



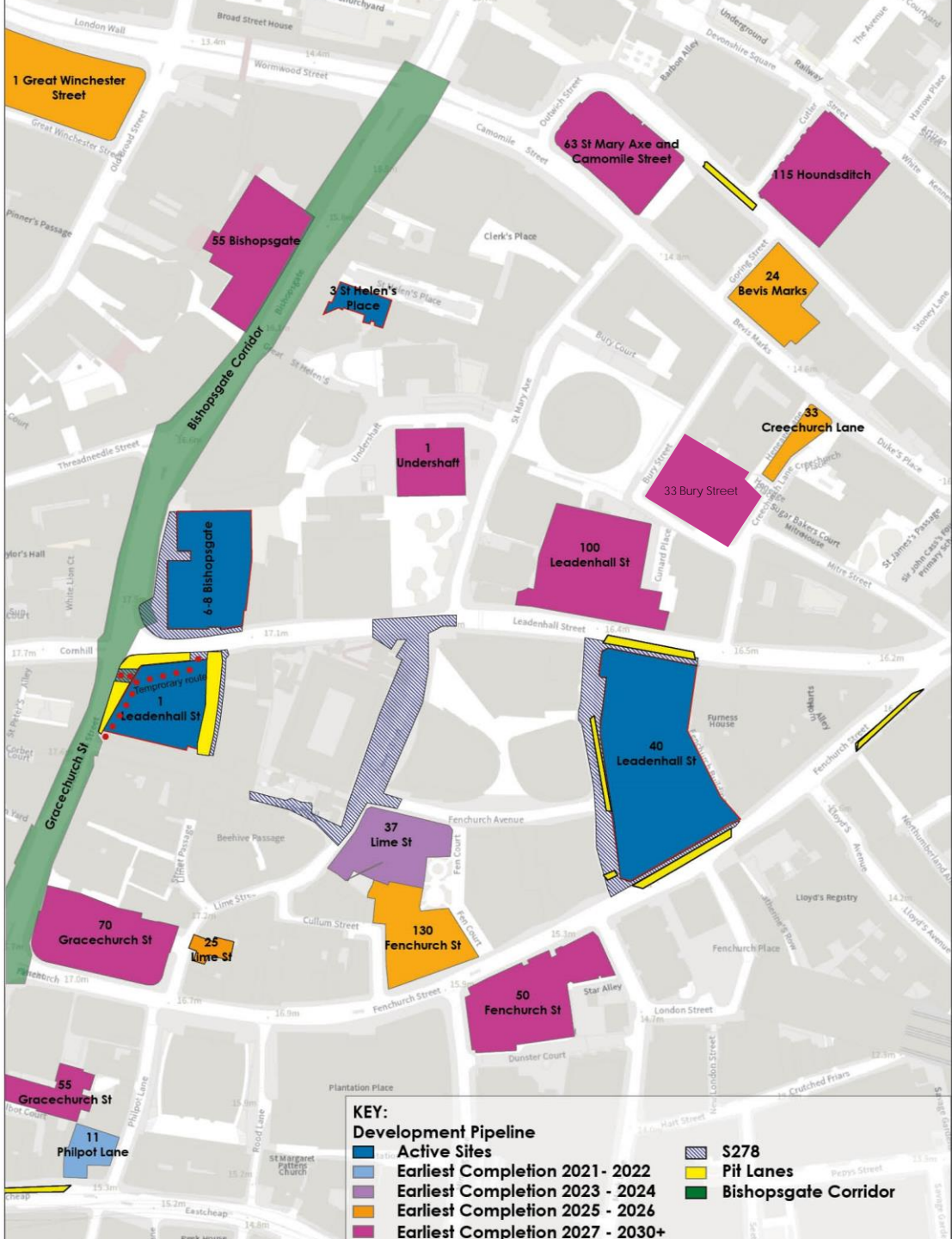
Fenchurch HSP - Outline Programme:

- Current status - Data collection, Healthy Streets checks, Draft Plan preparation.
- May 2025 – Draft plan presented for programme board review
- September 2025 – Public consultation on the draft plan
- December 2025 – approval of the plan.

3. Area updates

- Transport for London
- Development pipeline
- Planning policy update

City Cluster Area



4. Eastern City BID update

A Public Realm Vision for the Eastern City

October 2024



Publica

CHRISTINA
NORTON

NRP
NORMAN ROURKE PRYME

Donald Insall Associates

Why public realm and why now?

- **Alignment with business and environmental priorities**

The public realm is both affected by the changing climate, and must play a role in helping to achieve net zero. Creating an inviting public realm supports local business priorities by contributing to ESG goals and creating an inclusive, diverse, and welcoming place.

- **More workers, more visitors**

More workers are returning to the office, with more workers joining them as various development schemes reach completion. Through the Corporation's Destination City programme, and with increasing attention given on supporting cultural uses, more visitors, both international and local, will come to the City for non-work activities.

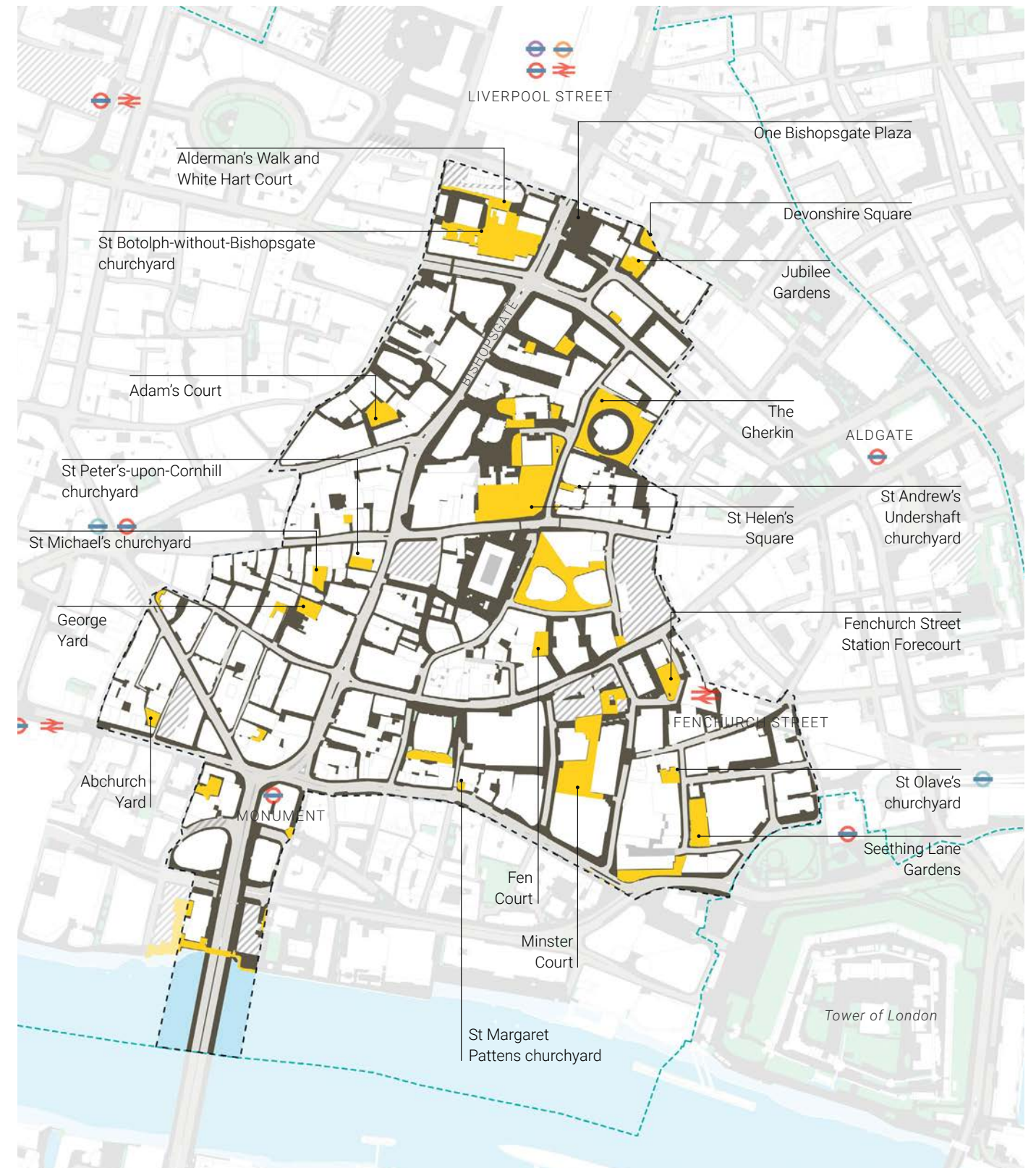
- **An evolving street network**

The City of London Corporation, and Transport for London, are undertaking projects that will decongest the streets and meaningfully transform public space across the BID area. This Vision complements ongoing plans and projects, connecting the dots, and filling in the gaps between these various studies.

fig. 1 The public realm network across the EC BID area

■ All public realm (pavements, general open spaces)

■ City of London-defined open spaces

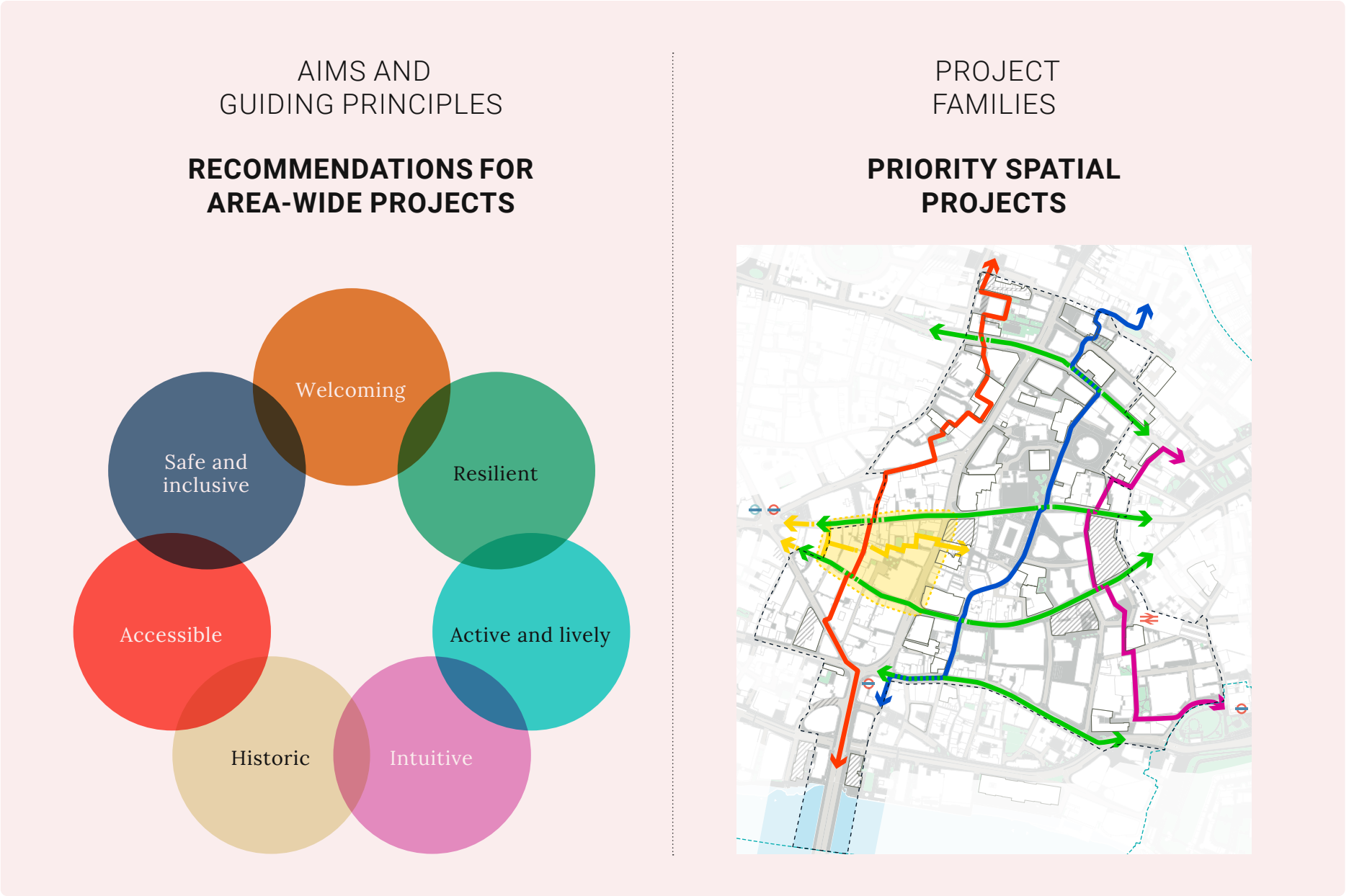


About the project

Evidence base



The Public Realm Vision



We envision a future public realm of the Eastern City defined by:

Welcoming spaces.

Resilient trees and planting.

Lively uses and activity.

Intuitive navigation.

Historic character and lighting.

A mobility environment that is accessible for all.

A safe and inclusive neighbourhood.

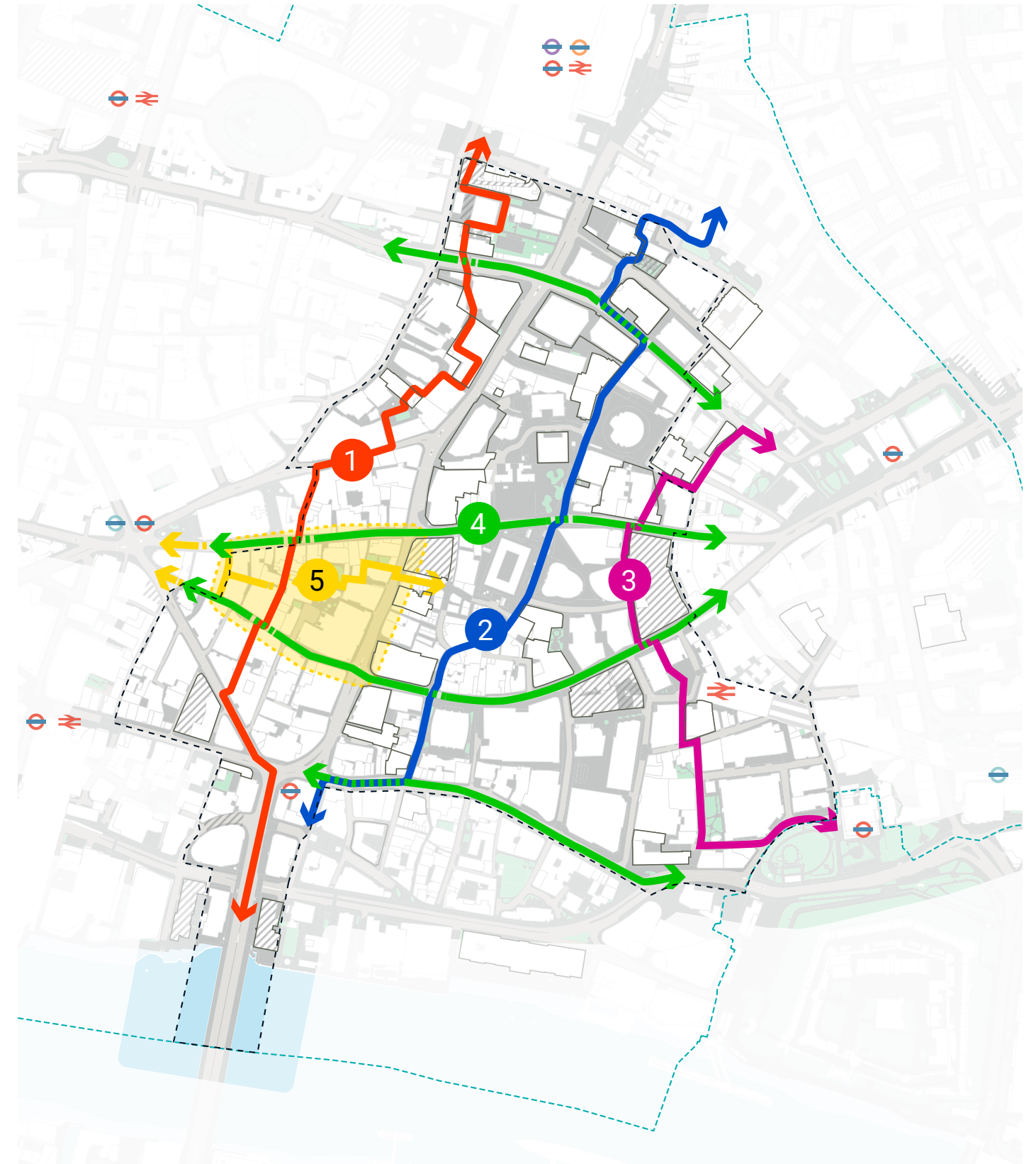
Promote streets and spaces where all users feel safe and share in a sense of belonging.



Project families

- Five families of projects focusing on different routes through the Eastern City area.
- Priority projects have been highlighted and selected through an analysis of what's already being funded or delivered by the City or by private developers, and those interventions that would have a high-impact on the quality of the public realm across the BID area.

- 1** The route from London Bridge to Liverpool Street, running north to south on the western side of Gracechurch Street and Bishopsgate.
- 2** The route from Monument to Spitalfields, running north to south on the eastern side of Gracechurch Street and Bishopsgate.
- 3** The southeastern gateways of the area, connecting Aldgate, Tower Hill, the Tower of London, and the riverfront to the Eastern City area.
- 4** The east-west routes that run through the area, connecting Aldgate to Bank and Fleet Street beyond.
- 5** The area's historic core, the remaining blocks of medieval courts, Victorian shopfronts and the alleyways that connect them.



London Bridge to Liverpool Street
















Provides an alternative north-south route using historic lanes and alleyways to provide a more pleasant journey between two important transit hubs.

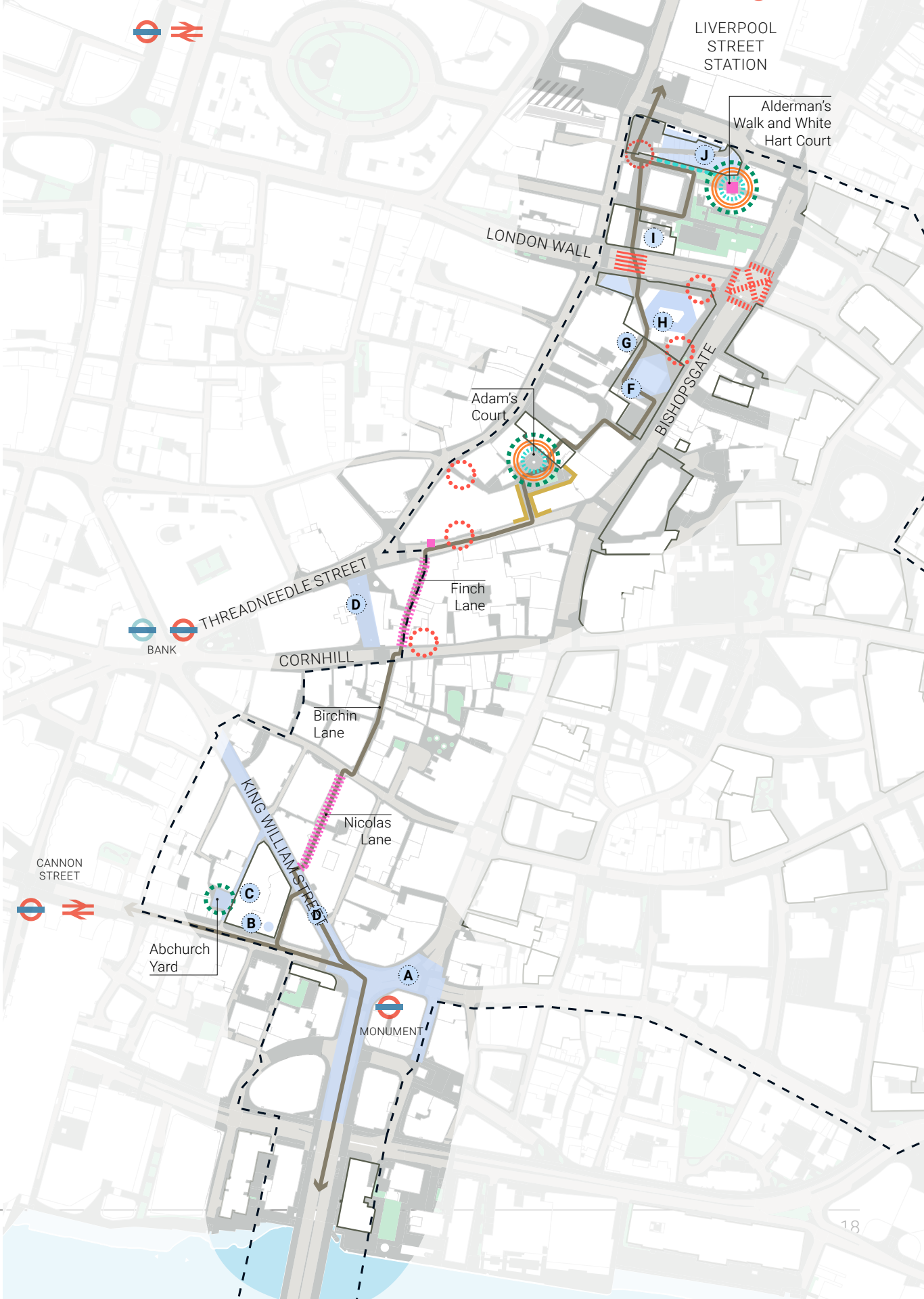
RECENT AND UPCOMING PROJECTS

- A** Monument Junction improvements (TfL)
- B** New Bank tube entrance (TfL)
- C** Improvements to Abchurch Lane from TfL scheme
- D** King William Street improvements (CoL)
- E** Royal Exchange plaza improvements
- F** New covered public space at 55 Bishopsgate
- G** New connections through 55 and 99 Bishopsgate
- H** New cultural attraction and food market at 99 Bishopsgate
- I** New connection through 55 Old Broad Street
- J** New food market at Liverpool Street

 Development pipeline

PROPOSED IMPROVEMENTS

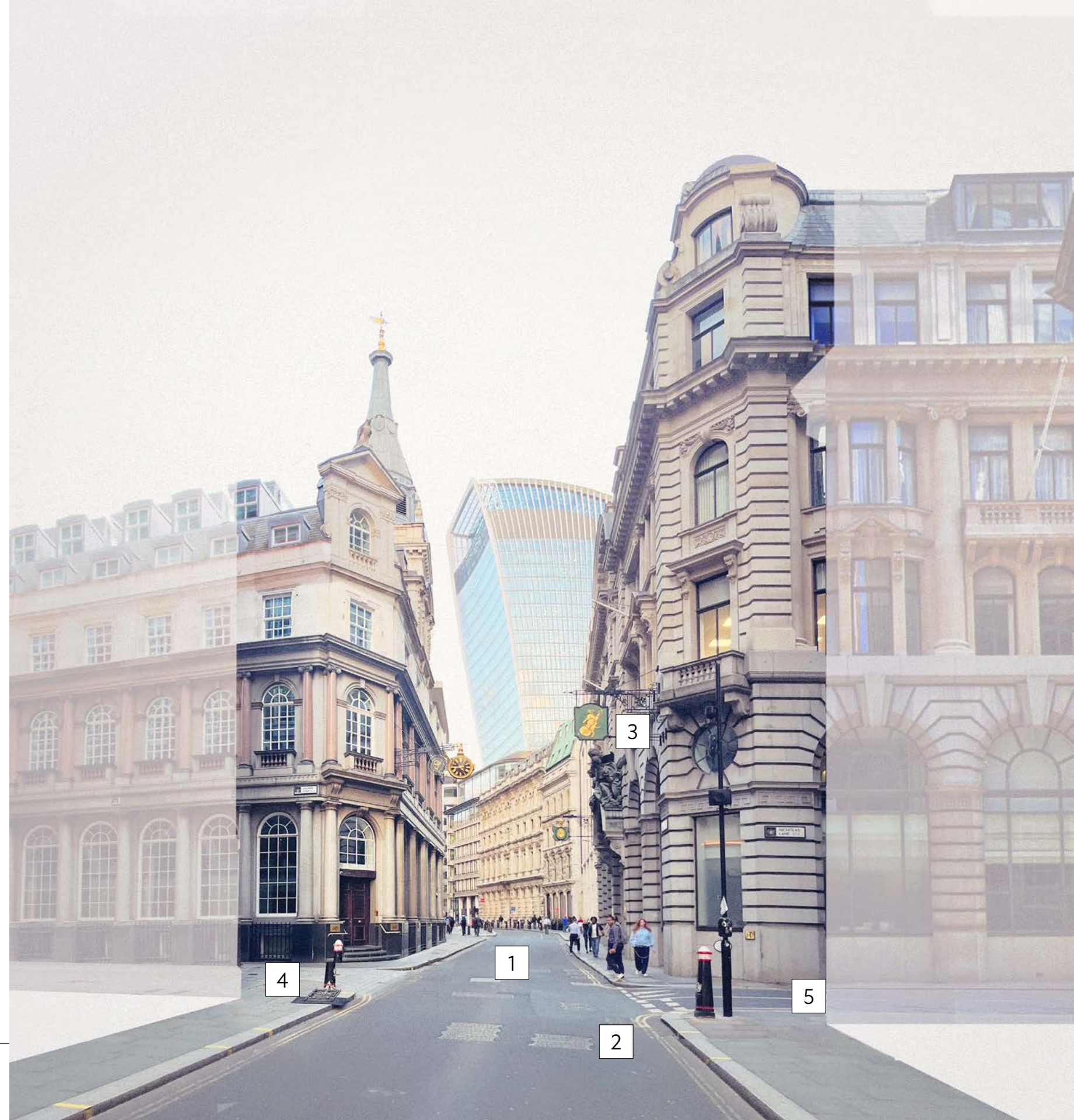
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|---|--|---------------------------------|
|  | New or improved public space | Welcoming public space |
|  | Opportunity for publicly-accessible ground floor | |
|  | Opportunity for planting | Resilient trees and planting |
|  | Space for events | Lively uses and activity |
|  | Dressing up the street | |
|  | Wayfinding totem | |
|  | Opportunity for paved street | Intuitive navigation |
|  | Signpost to spaces at height | |
|  | Heritage facade lighting | Historic character and lighting |
|  | Alleyway lighting scheme | |
|  | Timed street closure | |
|  | New pedestrian crossing | Walkable and wheelable |
|  | Space for dockless bike parking | |
|  | Opportunity for reimagined heritage project | Safe and inclusive |
|  | Opportunity for play | |



Lombard Street at Birchin Lane

Lombard Street connects Bank to Gracechurch Street, and is a quiet, low-traffic street. The heritage buildings and features, when paired with the long view to the Walkie Talkie building, creates a distinctive environment, specific only to this place in London.

- 1 Low motor vehicle traffic flow
- 2 Existing contra-flow cycle lane lacks clear demarcation from incoming traffic
- 3 Heritage signage contributes to the historic character of the area
- 4 Surface treatment on Birchin Lane supports implicit wayfinding
- 5 Nicholas Lane is used as a cut-through and is lined with blank frontages and loading bays

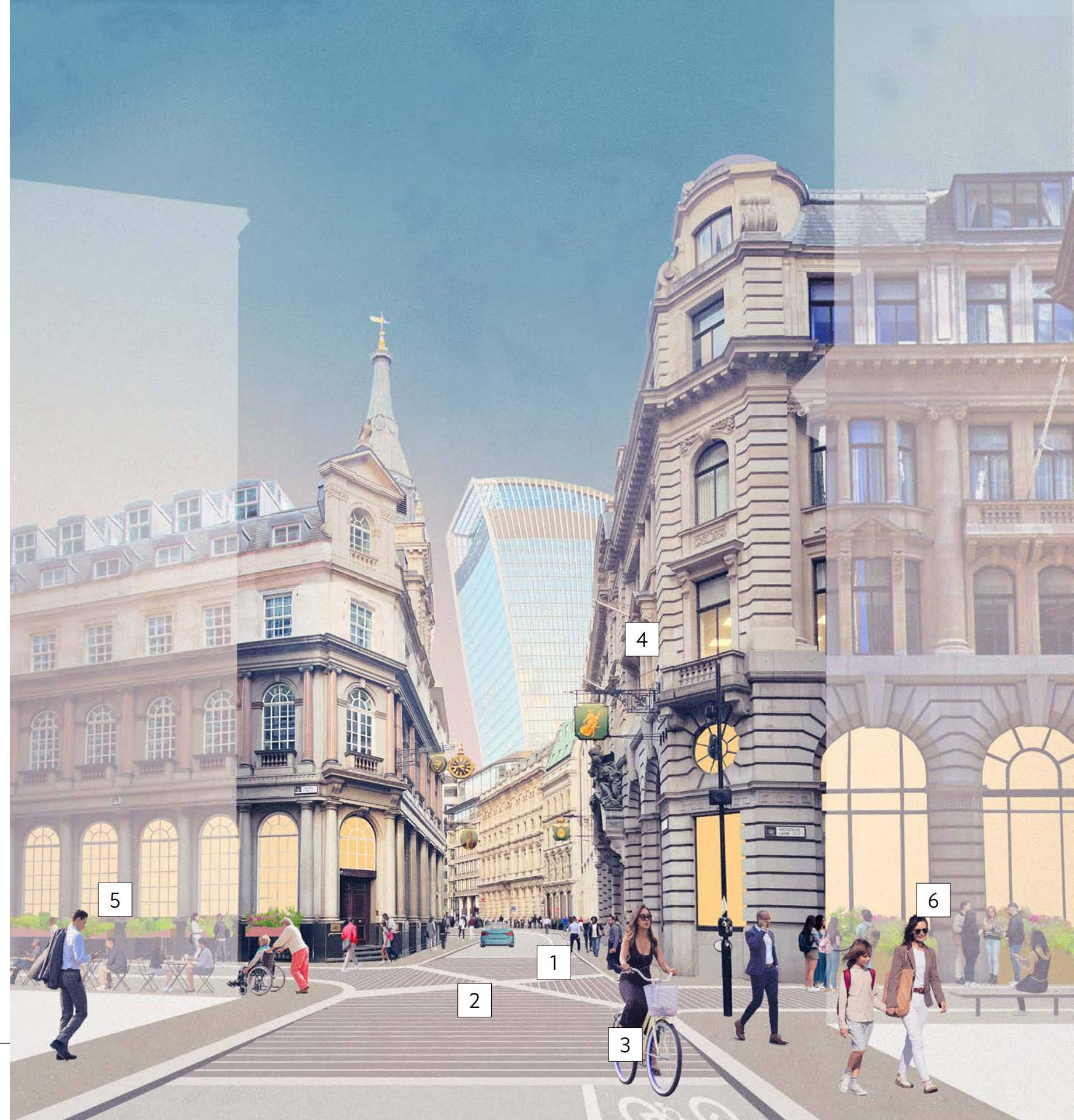


Lombard Street at Birchin Lane

Celebrating heritage

OPPORTUNITIES

- 1 Paved carriageway improves setting of heritage buildings
- 2 Raised carriageway at junction of Lombard Street, Birchin Lane and Nicholas Lane provides implicit wayfinding and supports secondary north-south pedestrian route
- 3 Improved cycling infrastructure with new markings to dedicated contra-flow cycle lane
- 4 Improved lighting and celebration of heritage features with additional signage
- 5 Additional seating to support active uses along Birchin Lane
- 6 Improved setting at Nicholas Lane with reduced loading access requirements following consolidated servicing strategy
- 7 Opportunity to use public art to celebrate abolitionist history at George Yard



Monument to Spitalfields

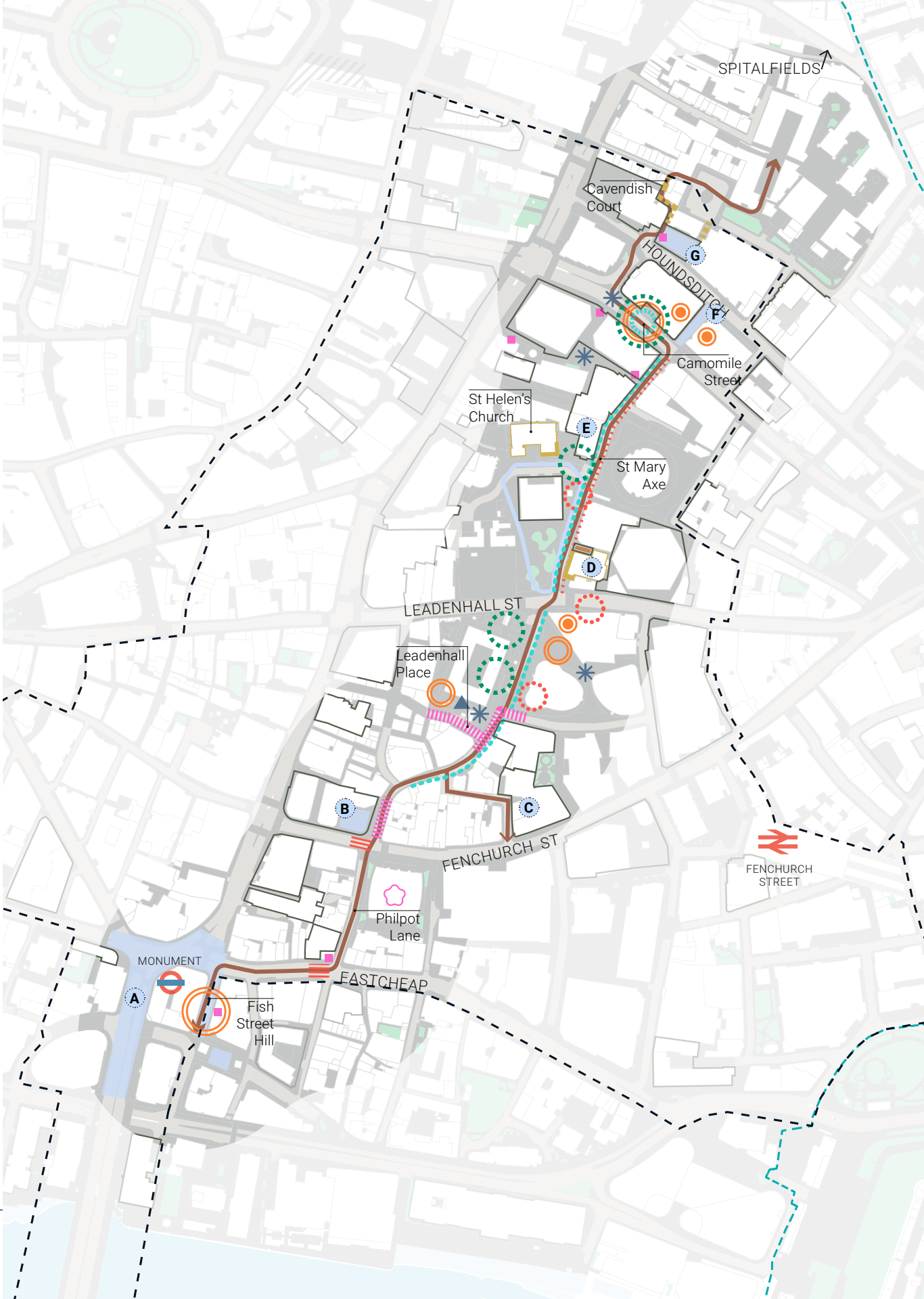
Weaves through tall, contemporary office towers and highlights smaller-scale spaces for dwelling and engaging with the commercial history of the area.

RECENT AND UPCOMING PROJECTS

- A** Monument Junction improvements (TfL)
 - B** Proposed food market at 70 Gracechurch
 - C** Potential to improve Cullum Street through Fountain House development
 - D** St Andrew's Undershaft churchyard improvements (CoL)
 - E** Developments along western side of St Mary Axe
 - F** Recently improved cut-through at St Mary Axe
 - G** Jubilee Gardens (CoL)
- ☐ Development pipeline

PROPOSED IMPROVEMENTS

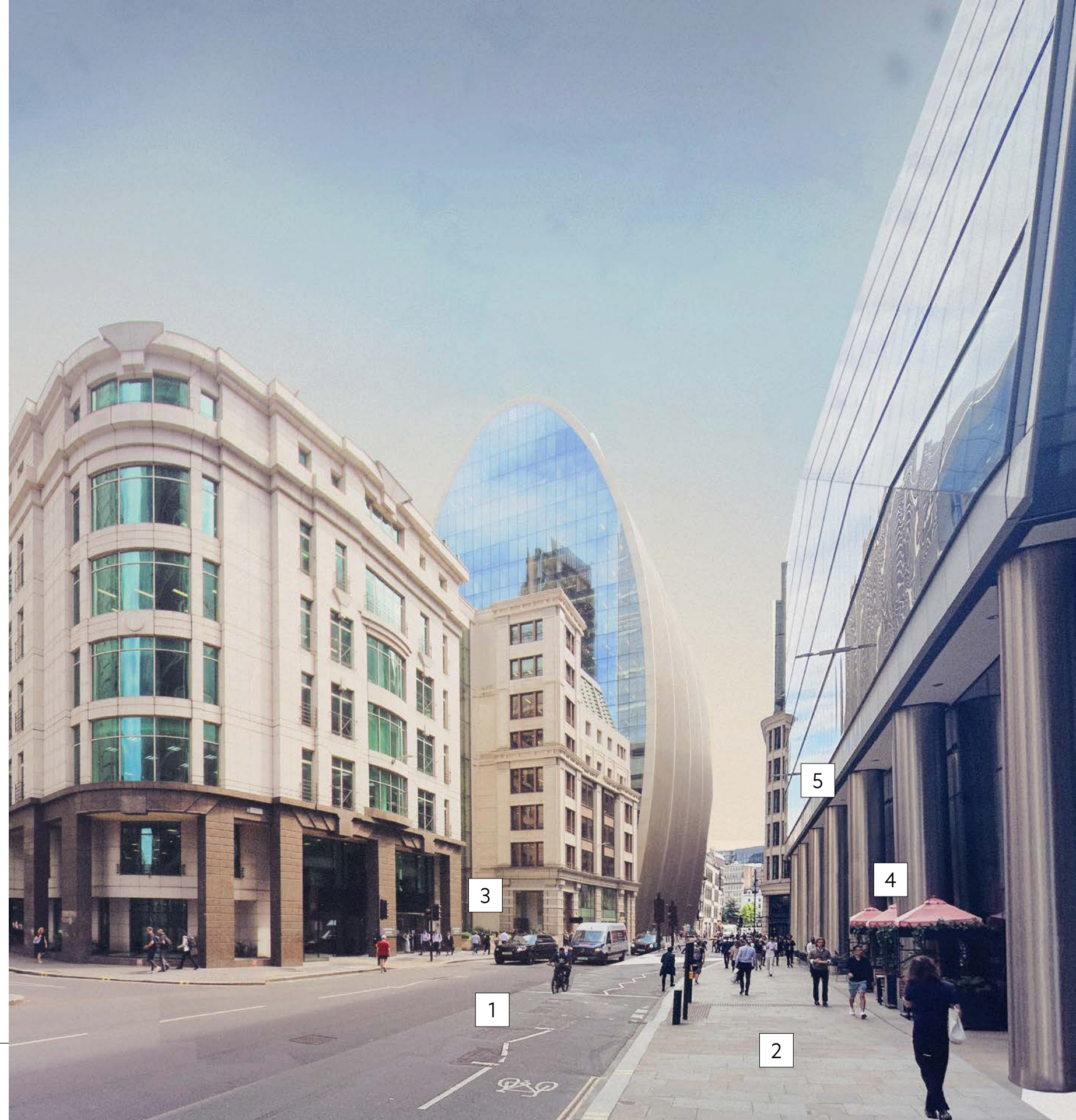
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| | Opportunity for play | |



Camomile Street

Camomile Street sees high traffic flows, including buses, heavy goods vehicles, taxis, and private cars, as well as cycles. Pedestrian movement is high due to the proximity to Liverpool Street Station, but there are just two pedestrian crossings. The pavements, though relatively wide for the area, can get highly congested at commute times and lunchtime. There is little opportunity to stop and rest, and minimal greening.

- 1 High motor vehicle flows and limited pedestrian crossing opportunities
- 2 Uneven footway allocation with one side considerable wider than the other
- 3 Lack of planting and areas for dwelling
- 4 Limited active uses and outdoor seating
- 5 The existing material palette is overwhelmingly cold and stark



Camomile Street

A new park for the City of London

OPPORTUNITIES

- 1 A transformational rearrangement of Camomile Street and Houndsditch creates the opportunity for a new piece of public space with significant greening. New planting beds with integrated seating and diverse mix of species provide spaces for dwelling
- 2 Removed gyratory system. Houndsditch reconfigured to allow two-way traffic
- 3 Proposed active uses support the activation of this new public space
- 4 Two-way cycle lane through new public space
- 5 Vertical planting to building facade
- 6 Wayfinding totem and public art aid navigation across the area
- 7 Additional cycle parking along Bevis Marks, with areas set aside for bike and scooter hire parking
- 8 Widened and relocated crossing improves connectivity with Liverpool Street Station
- 9 Play features that evoke London Wall heritage




Tower Hill to Aldgate
















Strengthens the connections with Whitechapel and the Tower of London—sites of enormous cultural and historic significance to tourists and residents alike—and improves the arrival experience to the Eastern City.

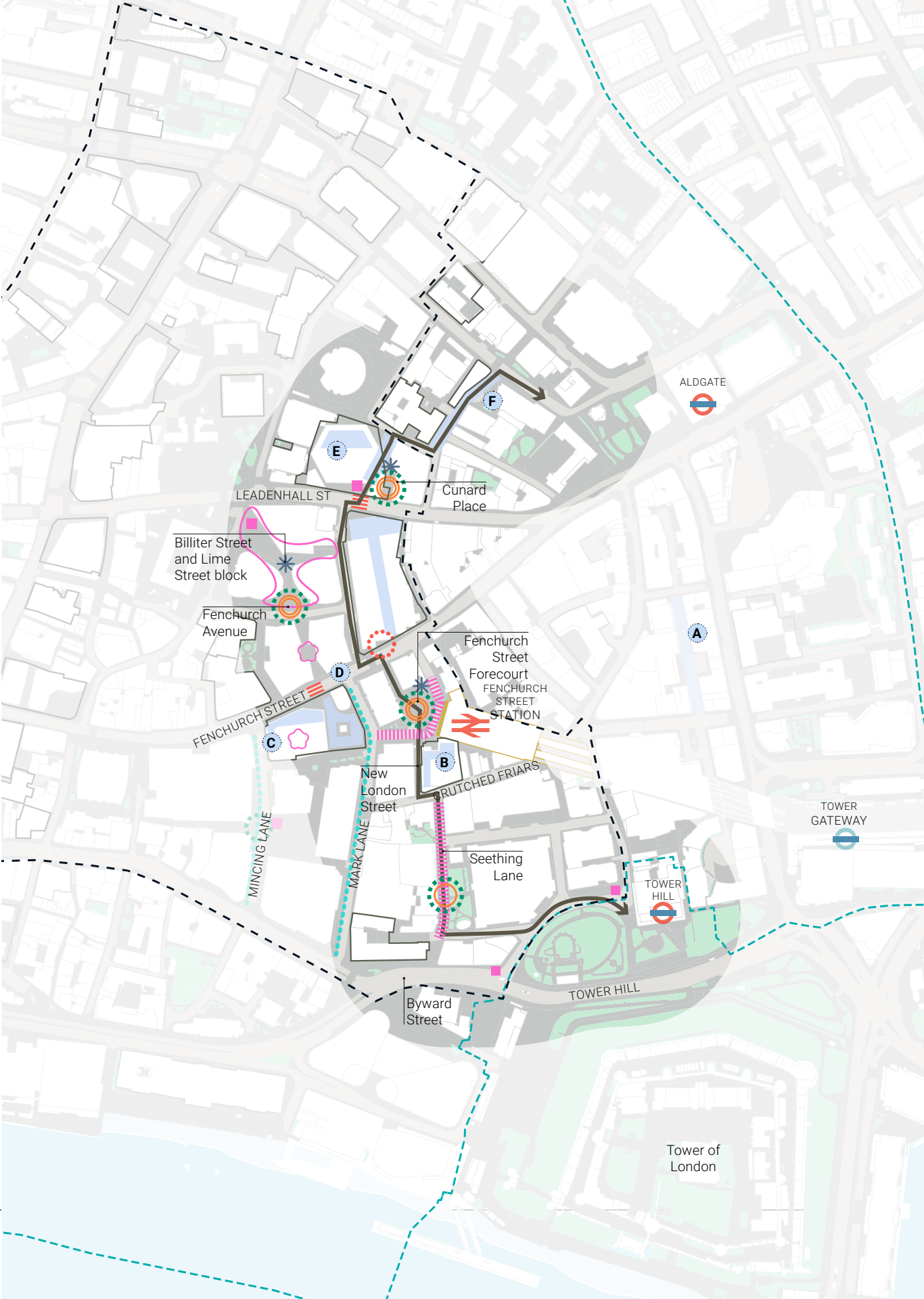
RECENT AND UPCOMING PROJECTS

- A** Vine Street improvements (Aldgate BID)
- B** New, active ground floor at New London House
- C** New route through 50 Fenchurch Street
- D** Improved crossing of Leadenhall Street through CoL scheme
- E** New route through 100 Leadenhall
- F** Creechurch Lane improvements (CoL)

 Development pipeline

PROPOSED IMPROVEMENTS

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Fenchurch Street Station

Fenchurch Street Station opens up onto a sizeable public space, left largely open to allow for pedestrian movement to the station. Recently, the BID added terracotta planter benches along some active frontages. Every Tuesday to Friday, a lunchtime food market attracts workers from the surrounding office buildings. The hotel development at New London House will open up onto the space, which will make the space feel more active later into the evening.

- 1 Existing planting beds lack a diverse mix of planting and do not provide visual interest.
- 2 Existing granite benches feel cold and wet in the winter months
- 3 Lunchtime market is popular and would benefit from a dedicated space
- 4 Existing lamp columns are outdated and do not provide adequate lighting levels to create a safe space at night



Fenchurch Street Station

A safe and inviting gateway

OPPORTUNITIES

- 1 Reconfigured in-ground planters with biodiverse planting, improved seating and low-level lighting create a more welcoming space for dwelling
- 2 Improved route-through to the station
- 3 Paved and flush carriageway for an improved arrival experience along Fenchurch Place and London Street
- 4 Uplighting to station facade highlighting heritage features
- 5 Decluttered public space to host weekly lunchtime market
- 6 Existing trees retained
- 7 Retained taxi rank
- 8 Proposed hotel lobby and meanwhile active uses support the activation of the new piazza throughout the day and evening
- 9 Opportunity for playable features



West to East

Enhances the character of these functional streets that connect east and west sides of the City,

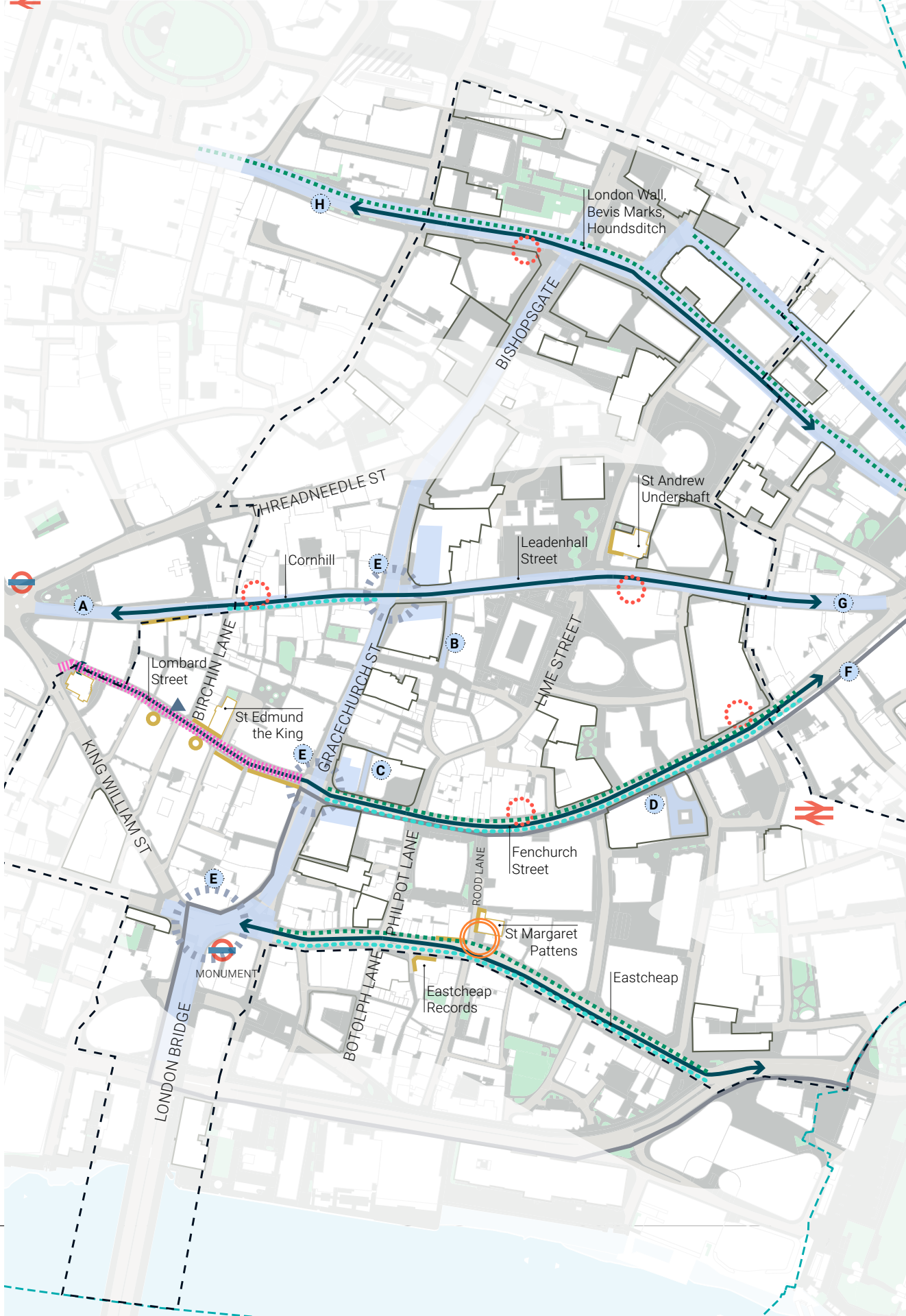
RECENT AND UPCOMING PROJECTS

- A Cornhill traffic scheme (CoL)
- B New route through 1 Leadenhall Street
- C New route through 70 Gracechurch Street
- D New route through 50 Fenchurch Street
- E Junctions improvements through Monument Junction and Gracechurch/ Bishopsgate schemes (TfL)
- F Fenchurch Street Healthy Streets Plan (CoL)
- G Leadenhall Street improvements (CoL)
- H London Wall study (CoL)

□ Development pipeline

PROPOSED IMPROVEMENTS

- | | | |
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| | New pedestrian crossing | Walkable and wheelable |
| ○ | Space for dockless bike parking | |
| ▲ | Opportunity for reimagined heritage project | Safe and inclusive |
| * | Opportunity for play | |



Eastcheap

Eastcheap is a busy east-west boulevard connecting Monument to the Tower of London. It is heavily used by vehicles and pedestrians. Eastcheap sits within the City of London's Fenchurch Street Healthy Streets Plan. Existing evening uses on Eastcheap create a pocket of after-dark activity anchored around Eastcheap Records, and could be celebrated as a mini cultural cluster.

- 1 Narrow and congested footways
- 2 Delightful architectural features aren't suitably lit and go unnoticed in the evening
- 3 Active use activates St Margaret Pattens' forecourt
- 4 Church spire acts as a wayfinding landmark during the day



Eastcheap

A flexible thoroughfare

OPPORTUNITIES

- 1 Widened footways provide space for additional seating, planting and cycle parking
- 2 Consolidated and raised loading bays integrated to the footways on both sides of Eastcheap. Timed and shared use bays that provide loading at times that align with the City Plan 2040 and avoid peak pedestrian hours (i.e. no deliveries between 7am-10am, 12pm-2pm and 4pm-7pm on weekdays)
- 3 Opportunity for cultural banners and posters to be installed that celebrate cultural events and contribute to general identity of place
- 4 Lighting to heritage features and notable façades along southern side of the street, echo the existing lighting of façades on the northern elevation
- 5 Additional circular bench to existing feature tree to support active uses
- 6 Lighting to church spire to aid wayfinding after-dark
- 7 Improved cycle facilities



Bank to Leadenhall Market










Enhances the distinctive character of this central block through lighting, wayfinding, and heritage interventions.

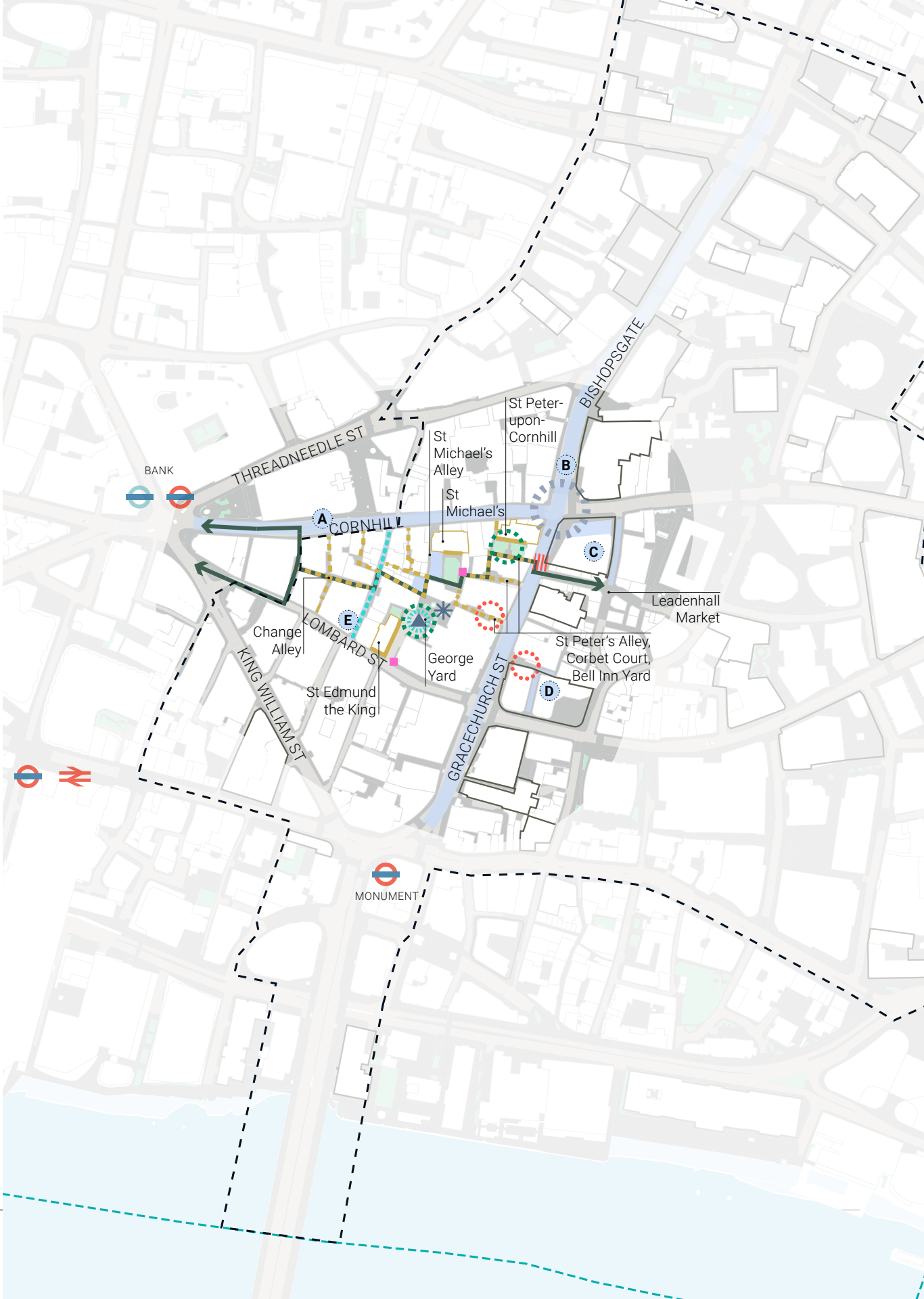
RECENT AND UPCOMING PROJECTS

- A** Cornhill traffic scheme (CoL)
- B** Junctions improvements through Monument Junction and Gracechurch/ Bishopsgate schemes (TfL)
- C** New route through 1 Leadenhall Street
- D** New route through 70 Gracechurch Street
- E** Birchin Lane public realm improvements (CoL)

☐ Development pipeline

PROPOSED IMPROVEMENTS

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Next steps

Partner.

Collaborate.

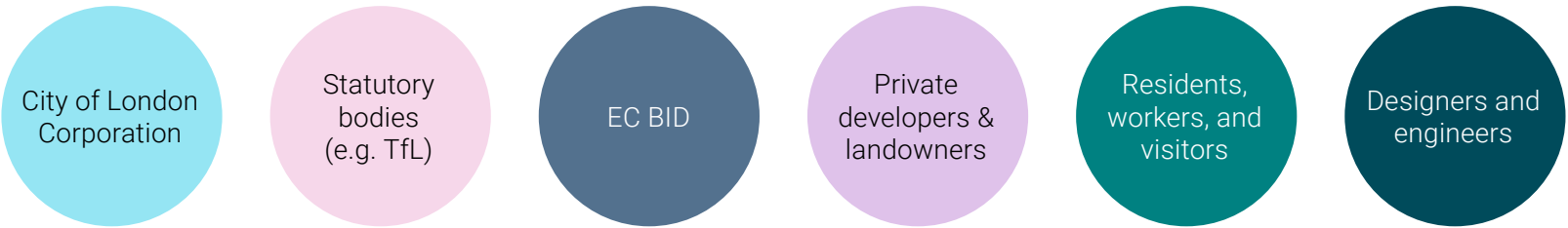
Share
knowledge

Convene.

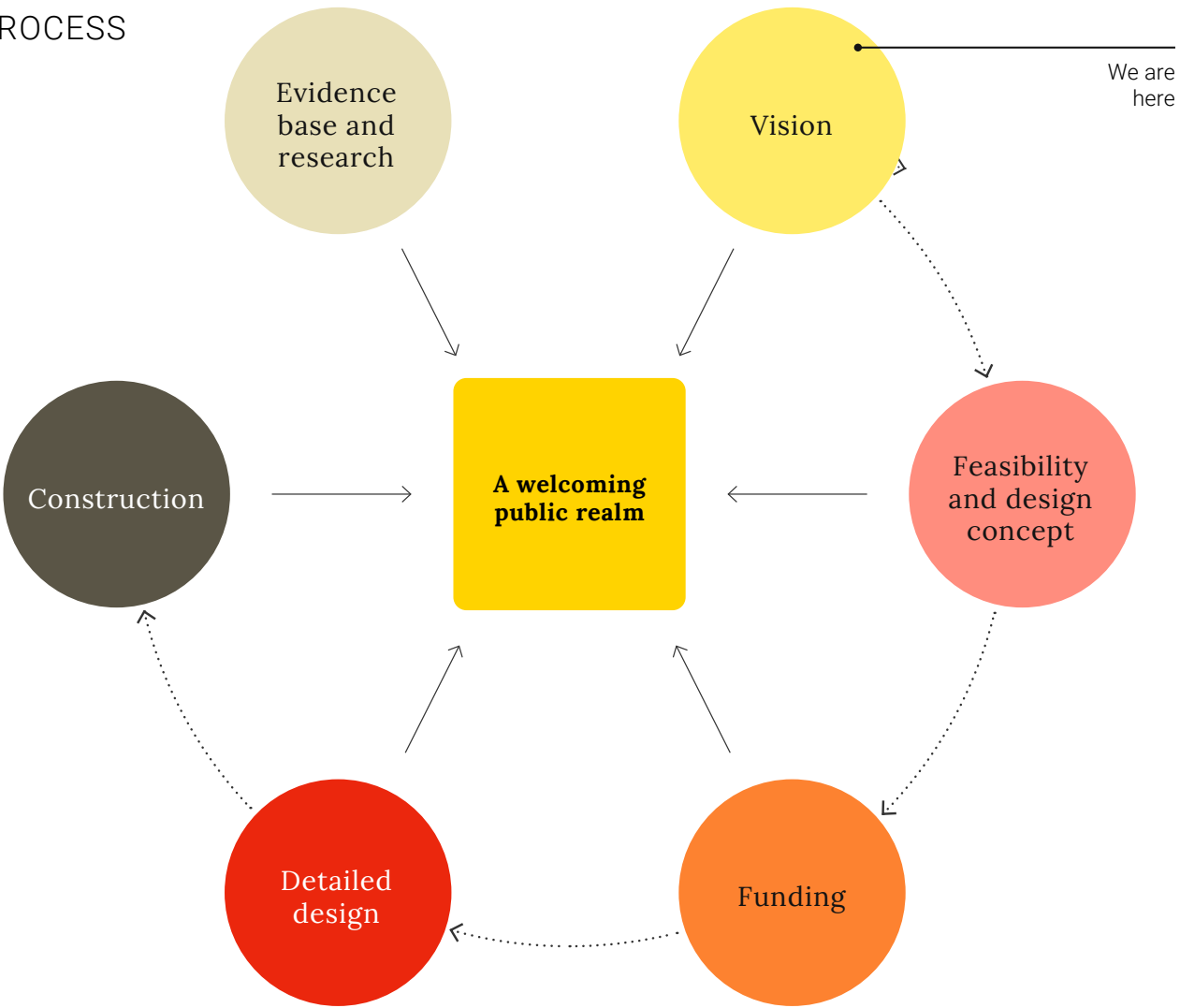
Support.

- This Public Realm Vision is the first step of a long-term process of collaboration and partnership.
- The BID can implement small-scale initiatives throughout the area that will improve the sense of place in the Eastern City, and fund studies that can lay the groundwork for future public realm improvements delivered by others. Projects of this scale are highlighted throughout the Vision.
- Larger-scale public realm improvements, such as those highlighted as Priority Projects along the Five Routes, will require ongoing collaboration and partnership across the City of London and landowners.
- In the coming months, the BID will work to identify short-term projects to implement, as well as discuss the longer-term transformative projects with public sector partners.

PUBLIC REALM PROJECT STAKEHOLDERS



PUBLIC REALM PROJECT PROCESS



5. AOB

Thank you