Appendix 6:

Strategic case for change: Establish the strategic case for investment – define and summarise what success looks like and the overarching vision and outcome of the change.

Situation/ challenge	The refurbishment of 65 Gresham Street requires associated public highway improvements under Section 106 and Section 278 agreements. Current streetscape lacks pedestrian priority and green infrastructure, limiting accessibility and placemaking potential.
	Although unnecessary to make the development acceptable in planning terms, a strong aspiration of the developer is to create a new public space in Aldermanbury. This would require removing vehicle access and relocating vehicle parking and relocating or potentially removing some cycle and dockless parking and TfL cycle provisions from Aldermanbury between Gresham Street and Love Lane, and introducing new seating, planting (where possible) and other features to create a welcoming space.
Aim/outcome	Deliver a vehicle-free, inclusive, and climate-resilient public space that enhances accessibility, biodiversity, and commercial attractiveness, supporting City strategic objectives.
Inputs/enablers	Developer funding via S278 agreement; City governance and assurance framework; appointed design consultants; stakeholder engagement; statutory approvals.
Key outputs/ activity	Full pedestrianisation of Aldermanbury; creation of new public space with seating and greening; pavement-level crossings; improved walking and cycling conditions.
Beneficiaries/ stakeholders	Developer, City Corporation, local businesses, residents, visitors, accessibility advocates, event organisers (e.g., Lord Mayor's Show).
Are there financial benefits?	Yes – economic uplift through increased footfall, improved commercial viability, and enhanced property values.

Strategic outcomes mapping: Detail how the project fits in with the different strategic drivers, objectives and outcomes to establish the strategic link between the Corporation's aims and the project/programme.

Strategic Driver (type) – select multiple	Strategic Driver (name)	Strategic Objective/s	Project/Programme Objective	Project/Programme Outcome
Enabling strategy or business change (Corporate)	Corporate Plan	Vibrant, thriving destination; climate resilience	Create inclusive, green public space	Enhanced accessibility, biodiversity, and placemaking
Strategy, Policy or action plan (Dept./Inst./Cross-org)	Transport Strategy	Prioritise walking and wheeling; world-class public realm	Improve walking conditions	Vehicle-free, level-surface street with seating
Strategy, Policy or action plan (Dept./Inst./Cross-org)	Climate Action Strategy	Build climate resilience	Increase greening and biodiversity	Reduced urban heat island effect; improved air quality
Strategy, Policy or action plan (Dept./Inst./Cross-org)	Destination City Growth Strategy	Globally attractive destination for business	Create sustainable, attractive environment	Increased footfall and dwell time; commercial uplift
Stakeholder and beneficiary needs	Accessibility and safety	Inclusive design; safe pedestrian environment	Apply Healthy Streets and Accessibility tools	Improved inclusivity and perception of safety
Global, national, local drivers	Government active travel goals	Promote sustainable transport	Support walking and wheeling	Healthier, more liveable urban environment
BAU and statutory services	Town and Country Planning Act; Highways Act	Compliance with planning obligations	Deliver S278 works	Legal compliance and improved public realm