

# 6C: KEY AREAS OF CHANGE: CITY CLUSTER



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## 1. Executive Summary

The City Plan 2036 Proposed Submission Draft defines seven Key Areas of Change. City Cluster has been identified as one of the key areas of change which is set to incur significant change and growth during the plan period and includes within its framework area-specific policies that apply to this key area.

This key area lies in the eastern area of the City, which contains a cluster of tall buildings forming part of a distinctive skyline with the highest density of buildings for the highest business activity in the City.

Significant growth is anticipated for the following reasons:

- Growth in the office and commercial uses due to increase in a wider range of technology, legal and business services.
- Protected Views policies identify much of the area as being sensitive to, and therefore potentially suitable for, new tall buildings.
- Iconic tall buildings including the Gherkin and the Leadenhall Building have been constructed in the past 15 years and a number of additional tall buildings are either under construction, permitted but not yet commenced, or have a resolution to grant permission.
- Projected employment growth is expected to increase footfall on the streets significantly.
- Elizabeth line opening is expected to bring increased pedestrian movement to the cluster, with Bishopsgate a key pedestrian route.

The aim is to provide policy guidance to define the City Cluster which is home to some of London's most recognisable and iconic skyscrapers. Development guidance in the Plan will encourage more flexible, adaptable office space requiring new schemes to include a greening element, propose new ground floor walking routes through tall buildings for better connectivity and reduce congestion.

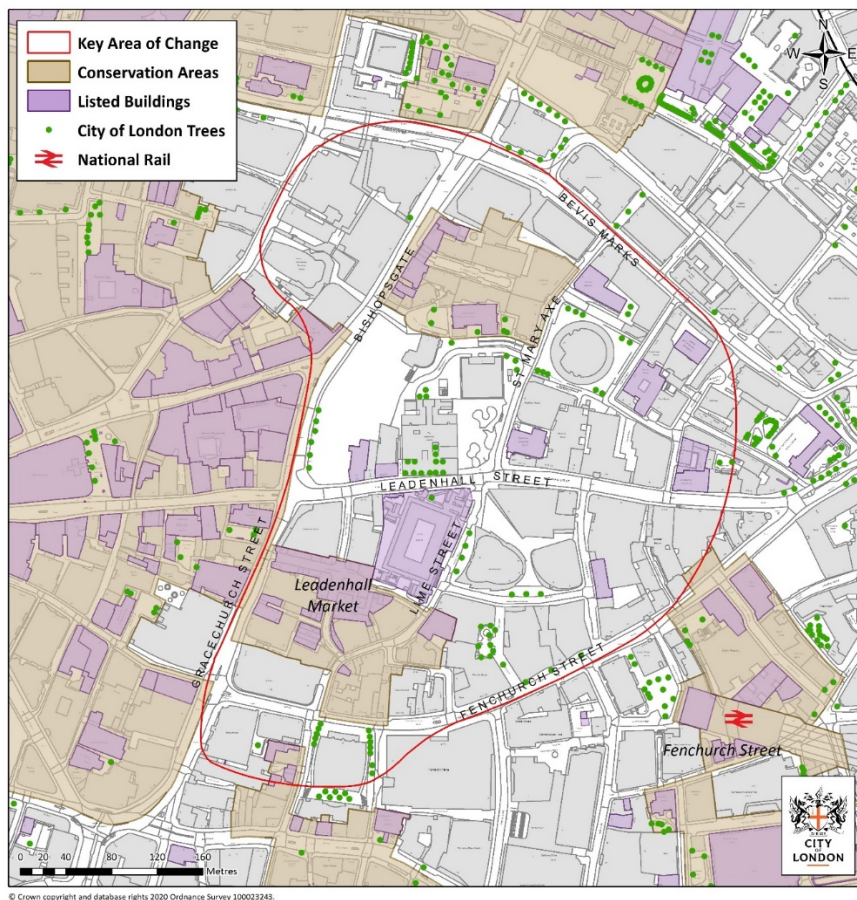
This document does not purport to be exhaustive by including specific detail regarding key buildings and features within the area, and any omission from the text should not be interpreted as an indication of lesser significance. Maps and diagrams, including those utilising an Ordnance Survey base map, are intended to be indicative only and precise boundaries should not be inferred from information presented.

## 2. Introduction

The City Cluster Key Area of Change is defined by its distinctive tall buildings grouped together in one location. The individual buildings have unique shapes that have been designed in response to the medieval street patterns, built form, heritage and protected views.

This area is considered suitable for tall buildings because it is less constrained by view protection policies than other areas of the City and this area of the City is where many large financial/insurance companies such as Lloyds of London based themselves historically. The spatial context of the cluster and the renewal opportunity sites have been informed by the technical work undertaken to develop the City's 3D digital modelling which shows that there is scope for further tall buildings in the area subject to site specific assessment.

The City Corporation's Public Realm strategy for this area 'City Vision' includes enhancing the public realm on Square Mile's eastern edge with pedestrianisation in some areas, park benches, mobile charging points to improve the quality of the built environment and provide a sustainable environment with increased urban greening for existing and future business needs.

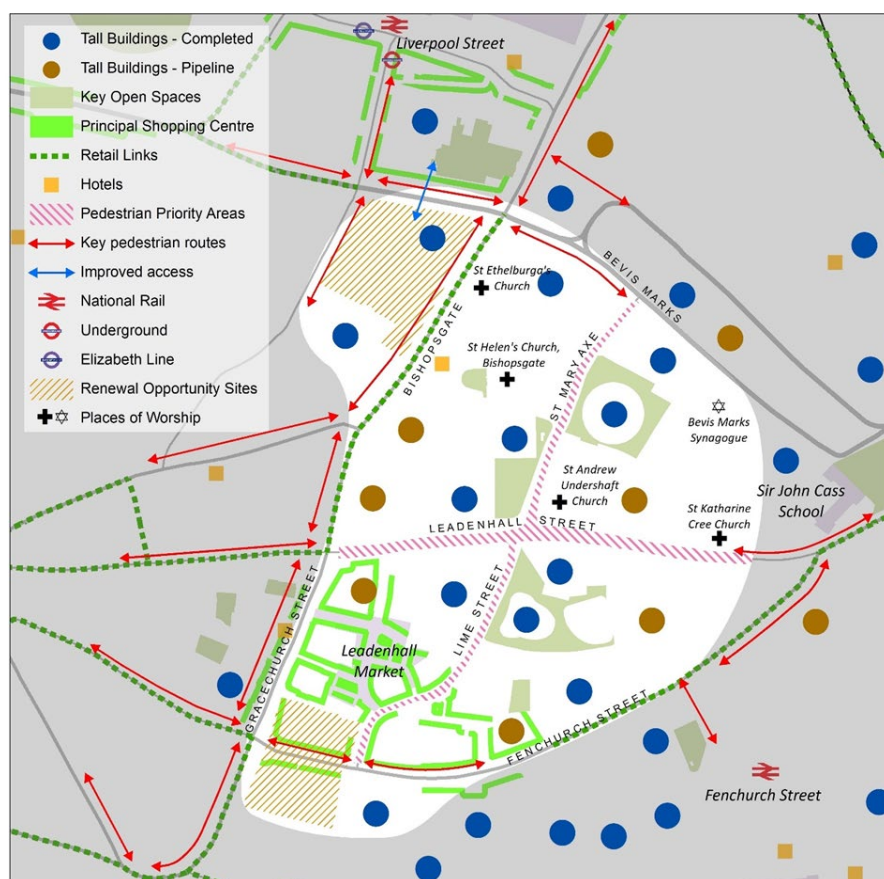


Map 1: City Cluster Key Area of Change

### 3. Location and context

The City Cluster Key Area of Change is located to the east of the central area of the City of London, and contains major routes connecting the City to the London Borough of Tower Hamlets, through Aldgate. Bevis Marks runs along its northern boundary. Bishopsgate and Gracechurch Street form the western boundary, with the exception of the area around and north of Tower 42.

The skyscrapers in the City Cluster are the most recognisable structures in the UK. The Cluster is not only a significant employment and tall buildings location, but it also contains several heritage assets, including Leadenhall Market which provides a key retail use in the heart of the Cluster and a valuable contrast to the modern development that surrounds it. The St Helen's Place Conservation Area contains the churchyards of St Helen and St Ethelburga, providing open space and respite for workers. The Cluster also forms the focus of the annual Sculpture in the City exhibition and attracts visitors to its contemporary and historic architecture.



Map 2: City Cluster Key Area of Change Diagram

Transport infrastructure in this Key Area of Change includes vehicular access routes at Bevis Marks, Bishopsgate, Gracechurch Street, Leadenhall Street and Fenchurch Street. The route of these streets has remained unchanged since the 13<sup>th</sup> Century, and several medieval churches remain in this area.



## 4. Character Analysis of The City Cluster

The City Cluster contains a cluster of tall buildings which forms part of a distinctive skyline and has the highest density of business activity in the City. This area is less constrained by view protection policies than elsewhere. The spatial extent of the Cluster and the Renewal Opportunity Sites has been informed by technical work undertaken to develop the City's 3D digital modelling, which shows that there is scope for further tall buildings, although not every site within the Cluster will be suitable.

### Historic context

There are three conservation areas and small portions of two further conservation areas within this key area. The City Corporation has adopted Conservation Area Character Summary and Management Strategy SPDs for each of these conservation areas:

- St Helen's Place Conservation Area
- Leadenhall Conservation Area
- Eastcheap Conservation Area
- Small areas of the Bank Conservation Area and the Lloyd's Avenue Conservation Area

The development and historic street pattern in the City Cluster area dates back to the Roman period. The area was the commercial centre of the Roman walled city. The Romans established the first Basilica and Forum in the vicinity of modern-day Gracechurch Street, later replacing it in c.100 AD by a larger aisled basilica building and forum between Fenchurch Street and Cornhill. The Forum was aligned with a regular street grid laid out in cAD48. The southern entrance to the Forum from London Bridge has evolved into the current junction of Gracechurch, Lombard and Fenchurch Streets.

The City of London was abandoned in the 5<sup>th</sup> Century and revived in the 9<sup>th</sup> Century. The Roman street grid evolved after the 9<sup>th</sup> Century into a more organic street pattern within the City walls, with Roman gates at Aldgate and Bishopsgate retained. Street markets were held along the main routes through the Cluster area (aligned with current day Bishopsgate, Leadenhall Street and Fenchurch Street) with a dense network of domestic courts and alleyways between.

Leadenhall Market was one of the most important markets in medieval London. For meat and poultry Leadenhall took precedence over Smithfield, with another meat market established at Eastcheap.

Much of the Cluster area escaped the Great Fire of 1666. Five of the City's remaining pre-fire churches are located within the Cluster area: St Andrew Undershaft, St Ethelburga Bishopsgate, St Helen Bishopsgate, St Katherine Cree and St Olave Hart Street. At Leadenhall, the 14<sup>th</sup> century hall and 15<sup>th</sup> century market buildings were reconstructed, with the market arranged around three large courtyards, selling meat, fish, dairy and fruit and vegetables.





**Map 3: Agas map of c.1570**

During the 18<sup>th</sup> Century, the area became the home of the insurance and shipping industries, linked to the Pool of London and the Custom House. Lloyds of London, first established in 1688, was firmly established as the centre of the insurance market in Lombard Street by the 1730s. In 1928, Lloyds of London moved to Leadenhall Street, before moving to Lime Street in 1958. The current Lloyd's building on Lime Street was designed by the Richard Rogers Partnership and opened in 1986.

The Victorian period saw major re-building across the City of London, including in the east of the City. A significant increase in traffic on City streets led to several road widening schemes, including along Gracechurch Street, Fenchurch Street and St Mary Axe. This period also saw the City Corporation construct the current Leadenhall Market buildings (1880-81), initially as a poultry market, but during the 20<sup>th</sup> Century, the poultry business moved out and the Market became better known for its restaurants, bars and shops.



**Picture 1 & 2: Leadenhall Market**

The City Cluster area has long been characterised by the highest building densities in the City. This was recognised by the early town planning schemes of the 1930s, which allowed greater building height here, and the plot ratio zones introduced in the 1950s, which designated this area for the highest plot ratios in London. As tall buildings were constructed from the 1950s onwards their locations were relatively scattered and a cluster was not initially apparent. However, a recognisable cluster later began to emerge as a distinctive feature of the City's skyline.

The greater coherence of the cluster was in part due to the construction of Tower 42 (formerly the Nat West Tower), completed in 1981, which was significantly taller than other buildings in the area and gave the City Cluster a distinct visual focus. Financial deregulation in the 1980s, led to rapid growth in financial and business services in the City, with significant growth in the City Cluster. The introduction of planning policy for tall buildings, which largely began with the Greater London Development Plan in 1976, created a new planning policy framework under which the City Cluster area has been identified as being more suitable for new tall building development than other parts of the City of London. The combination of strategic views protection through the current London Views Management Framework, protecting strategic views of the Tower of London and St Paul's Cathedral, and local views protection through the St Paul's Heights and Monument Views policies, have defined areas where new tall buildings would be appropriate and shaped the pattern of development in the City Cluster.

Planning policy in the 2000s has sought to provide coherence to further tall building development in the Cluster, with the height of tall buildings rising to a peak in the heart of the Cluster. Initially, the proposed Pinnacle development on Bishopsgate was envisaged as providing this focal point, with surrounding tall buildings stepping down in height with distance from this point. The financial crisis from 2008 resulted in the abandonment of the Pinnacle development, but this has now been superseded by 22 Bishopsgate the tallest building in the City. The adjacent 1 Undershaft development when constructed will provide a taller peak, whilst retaining the pattern of buildings stepping up towards the centre, making the Cluster a distinct and striking feature of the City's skyline.



## City Cluster Key Area of Change



**Picture 3: Aerial view of City Cluster Key Area of Change**

## 5. Policy Context and Analysis

### Policy context

The City Cluster Key Area of Change has a unique character determined by its medieval streets pattern, its long history as a centre for commerce and trade and its cluster of tall buildings in juxtaposition to significant heritage assets. This is a significant growth area and contains a rich variety of architectural styles and materials both historic and modern. The Proposed Submission Draft City Plan 2036 provides guidance and a framework for the area's definition as the City Cluster and its future growth.

The aim is to inform development in the area taking into consideration the policy, spatial, and land use context. This section should be read in conjunction with the Proposed Submission Draft City Plan, City Corporation Public Realm Enhancement Strategies, Supplementary Planning Documents and National and London planning guidance.

### Proposed Submission Draft City Plan 2036

The Key Areas of Change have evolved through the consultation process from the Issues and Options stage to the draft Local Plan stage where they were identified as specific areas of growth. Further refinements were made following consultation on the draft Local Plan. Key policies in the Proposed Submission Draft City Plan 2036 are:

- **Strategic Policy S21 (City Cluster):** Promotes the delivery of tall buildings on appropriate sites to accommodate a significant growth in office floorspace and employment, together with complementary land uses, transport, public realm and security enhancements based on the criteria set out within the policy. Two renewal opportunity sites are identified in the north west and south west of the area, as particular growth opportunities.
- **Strategic Policy S1 Healthy and Inclusive City:** promotes the creation of a healthy and inclusive environment.
- **Strategic Policy S4 Offices:** facilitates significant growth in office development of the highest quality to meet projected economic and employment growth whilst protecting existing office space and encouraging appropriate flexible affordable space for small and growing businesses. It sets out anticipated increase in floor areas for the plan period and highlights the potential for development in the City Cluster.
- **Strategic Policy S5 Retail:** aims to retain the Principal Shopping Centres, including Leadenhall Market, as key retail areas for comparison and convenience shopping;

## City Cluster Key Area of Change

promotes increased vibrancy and vitality along retail links, including between Leadenhall Market and Aldgate.

- **Strategic Policy S8 Design:** promotes innovative, sustainable and inclusive high-quality buildings, streets and spaces underlined by the national and local character and design principles for the area contributing towards a well-being and a greener, zero emission City. Requires the provision of publicly accessible spaces within tall buildings.
- **Strategic Policy S9 Vehicular Transport and Servicing:** Designing and managing streets in accordance with the City of London street hierarchy; implementing public realm, transport and other improvements; requiring off-site consolidation for major development to reduce the number of servicing vehicles and servicing trips.
- **Policy S10 Active Travel and Healthy Streets:** promotes partnership working to improve key pedestrian routes, prioritising walking and cycling such as upgrading Fenchurch Street; and increased permeability within and between new development.
- **Policy S11 Historic Environment:** The City's heritage assets, their significance and settings will be positively managed.
- **Strategic Policy S12 Tall Buildings:** setting criteria for the development of tall buildings over 75m above ordnance datum (AOD) in height, with specific reference to the opportunities for further tall building development in the City Cluster..
- **Policy S13 Protected Views:** Protecting and enhancing significant strategic and local views of the Tower of London, St Paul's Cathedral and the Monument.
- **Policy S14 Open Spaces and Green Infrastructure:** promoting further urban greening, the provision of open space and tree planting.
- **Policy HE3 World Heritage Site:** requires development proposals affecting the setting of the Tower of London World Heritage Site to preserve and enhance its Outstanding Universal Value.

### Spatial Designations for The City Cluster

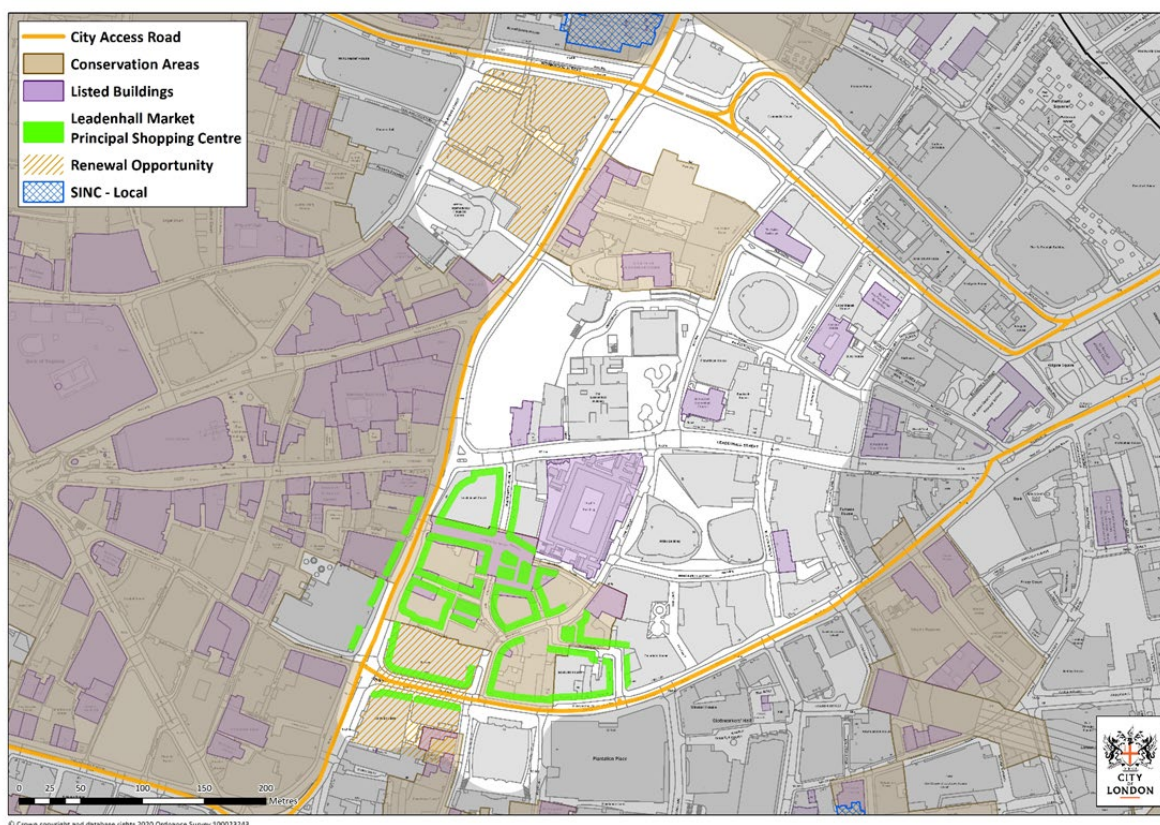
This section assesses how the City of London spatial designations affect the City Cluster Key Area of Change. It provides an overview of land use and spatial designations in this key area. The land use and the spatial policy-related issues cover

- Leadenhall Market Principal Shopping Centre (PSC)
- Retail Links – Leadenhall to Aldgate



## City Cluster Key Area of Change

- Tall buildings cluster
- City Access Streets
- Key pedestrian routes
- Listed Buildings
- Conservation areas
- Public open spaces
- London Views Management Framework
- Renewal Opportunity Areas
- Hotels
- Transport network



**Map 4: Spatial Designations at the City Cluster Key Area of Change**

### Offices

Policy S4 facilitates significant growth in office development subject to site specific considerations. This area has a high concentration of office floorspace and offices are the dominant land use providing 1,176,400m<sup>2</sup> of office floorspace, amounting to 12.6% of the total for the City of London.

Schemes in the development pipeline at 31 March 2020 will result in 742,330m<sup>2</sup> of new office floorspace.

The section 'Tall Buildings' details specific buildings, including office schemes in the development pipeline

## City Cluster Key Area of Change

The office floor space in this key area at 31 March 2020 is as follows:

- Existing 1,176,400 m<sup>2</sup>.
- Under construction 366,660 m<sup>2</sup>
- Permitted, not commenced: 365,340 m<sup>2</sup>.
- Awaiting permission 10,330 m<sup>2</sup>

The City Corporation seeks to increase the office stock across the City of London by at least 2,000,000m<sup>2</sup> by 2036. Map xx illustrates the concentration office use in this area, with a concentration of retail around Leadenhall Market.

**Table 1: City Cluster Key Area of Change Land Use Statistics at 31 March 2020**

<b>Current Land use</b>	<b>Existing floorspace / units</b>	<b>Projected floorspace / units in the pipeline</b>	<b>Percentage of the City of London</b>
Offices	1,176,400 sq. m	742,330 sq. m	12.6%
Retail	69,300 sq. m	8,200 sq. m	9.7%
Housing	7 units	N/A	0%
Hotels	50 rooms	8 rooms	1%

### Retail

Leadenhall Market and adjacent streets form the Leadenhall Market Principal Shopping Centre (PSC). Where suitable retail sites cannot be identified within PSCs<sup>1</sup>, sites immediately adjoining the PSCs or in Retail Links should be considered.

Retail units are located primarily within Leadenhall Market PSC, with other smaller concentrations located at Bevis Marks, St. Mary Axe, Leadenhall Street and Fenchurch Street. Two Retail Links are relevant to the City Cluster Key Area of Change:

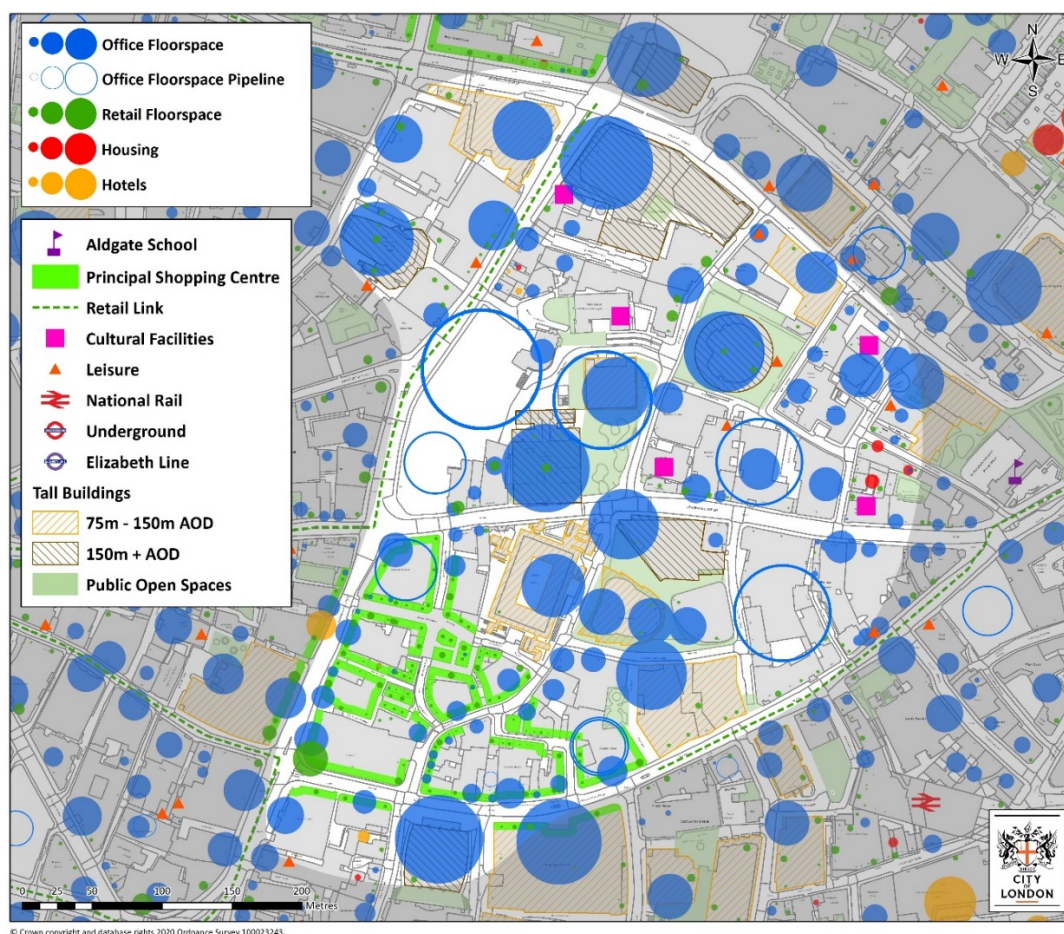
- Cheapside to Leadenhall Market; and
- Leadenhall Market to Aldgate.

The City Plan 2036 Proposed Submission Draft proposes extending Leadenhall Market PSC towards the east, at Fenchurch Street, and incorporating sites on Bishopsgate, and the southern part of Gracechurch Street into Retail Links. New Retail Links are proposed connecting Leadenhall Market to Liverpool Street PSC and King William Street.

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<sup>1</sup> Principal Shopping Centres.

## City Cluster Key Area of Change



**Map 5: Land Use in the City Cluster Key Area of Change**

The retail floorspace in this key area is as follows:

- Existing 69,200m<sup>2</sup> of retail floorspace in the City Cluster Key Area of Change, across 188 units; in the City of London context, this comprises:
  - 12% of the total retail floorspace and
  - 9.7% of the total retail units.
- Under construction 2,800 m<sup>2</sup>
- Permitted not commenced Net loss 500 m<sup>2</sup>
- Schemes in the development pipeline will result in a net gain of 9,100m<sup>2</sup> of retail floorspace; this includes sites at Bishopsgate, Leadenhall Street and Fenchurch Street.

### Hotels

Great St. Helen Hotel is located at 36 Great St. Helen's; this contains 50 hotel rooms, less than 1% of the total for the City of London. A scheme in the development pipeline will provide 8 new hotel bedrooms at this site.

Club Quarters Hotel, 7 Gracechurch Street, is located adjacent to the City Cluster Key Area of Change.

## City Cluster Key Area of Change

A hotel is under construction at 150 Bishopsgate, just north of the Key Area of Change and projected for completion during the 2020/21 period.

### Transport Infrastructure

There are no stations in the City Cluster Key Area of Change, but a range of London Underground and National Rail stations are located, within 10 minutes' walk at Liverpool Street, Bank, Fenchurch Street, Monument and Aldgate.

Many workers in the City Cluster Key Area of Change also utilise London Bridge Station, located near the south bank of the River Thames; this is a 15-minute walk from the City Cluster Key Area of Change.

Bus stations are located at Liverpool Street and Aldgate.

### Vehicular Transport and Servicing

There are no London Access streets in the City Cluster Key Area of Change. Camomile Street, Bevis Marks, Bishopsgate and Fenchurch Street are City Access streets.

### Active Travel and Healthy Streets

The City Corporation's [Transport Strategy](#) (published May 2019) sets out proposals to enhance walking and cycling facilities, and identifies a range of Healthy Streets Plans, which the City Corporation aims to develop by 2022. The Healthy Streets Plans will consider::

- How to reduce the use of Local Access streets by through traffic, while maintaining access
- Opportunities to introduce pedestrian priority, improve the experience of walking and cycling, enhance the public realm and create new public space
- Potential changes to kerbside uses including loading and parking
- Opportunities for area-based approaches to the management of freight and servicing, including consolidation and timing of deliveries, and
- The need for network changes to support planned and future development.

The City Cluster Key Area of Change is:

- Primarily within the City Cluster and Fenchurch Street Healthy Streets Plan Area, and
- Partially within the Bank and Guildhall Healthy Streets Plan Area.

The City Corporation has designated St. Mary Axe, Leadenhall Street and Lime Street as Pedestrian Priority Areas, where pedestrian movement will have priority over vehicular traffic.

The City Corporation proposes to improve access between the City Cluster and Liverpool Street Key Areas of Change, at Wormwood Street.

## City Cluster Key Area of Change

An area enhancement strategy for the City Cluster, the City Cluster Vision, outlines how strategic improvements to key streets and spaces will create a better-connected pedestrian experience.

### Housing

The City Cluster Key Area of Change is within the commercial core of the City of London. In line with the policies in the London Plan 2021, residential development is inappropriate within the commercial core areas.

There are just seven housing units in the City Cluster Key Area of Change, comprising less than 1% of the total for the City of London, located towards the west, at 50 Bishopsgate and 4 Bulls Head Passage; the average number of habitable rooms is approximately two.

There are no housing schemes in the development pipeline in the City Cluster Key Area of Change.

### Historic Environment

Conservation Areas represent areas that are of particular architectural and historic importance; the City Corporation has published Supplementary Planning Documents (SPDs) for most Conservation Areas. St. Helen's Place, Leadenhall Market and part of Eastcheap Conservation Areas are located within the City Cluster Key Area of Change; buildings in these Conservation Areas have a distinctly low height, compared to the rest of this Key Area of Change. Conservation Area Character Summary SPDs provide further information on the history of the City Cluster Key Area of Change.

Small areas of the Bank Conservation Area and the Lloyd's Avenue Conservation Area are within the Key Area of Change. The City Cluster Key Area of Change is located adjacent to Bishopsgate and Bank Conservation Areas.

There are a range of Grade I listed buildings, including:

- Churches (e.g. St. Helen's Bishopsgate, Great St. Helen's);
- Synagogue of Spanish and Portuguese Jews, Heneage Lane,
- 15 Bishopsgate; and
- Lloyds Building, 1 Lime Street.

Other listed buildings include:

- 52-68 Bishopsgate;
- 38 St. Mary Axe;
- 2-16 Creechurch Lane; and
- Leadenhall Market.



## City Cluster Key Area of Change

A significant concentration of listed buildings is located directly west of the City Cluster Key Area of Change, primarily within Bank Conservation Area; this includes large Grade I listed buildings.

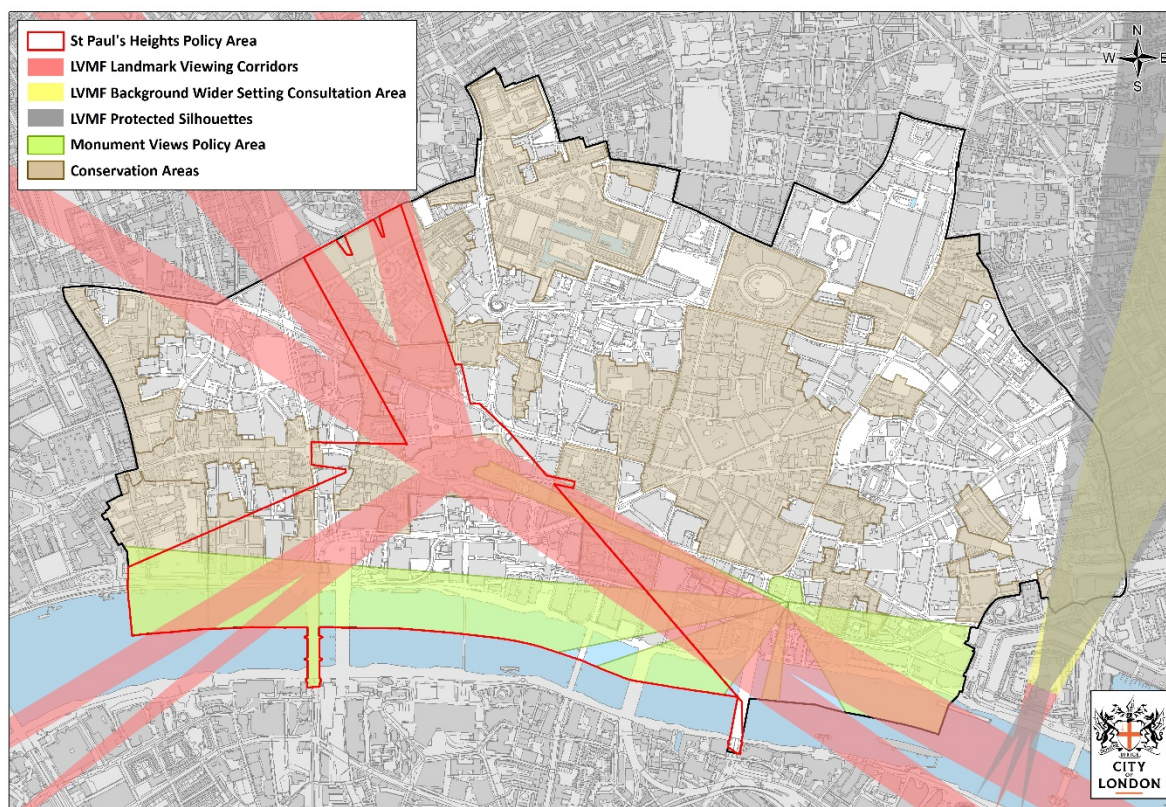
### Tall Buildings and Protected Views

#### Protected Views

The Key Area of Change falls outside all London View Management Framework (LVMF) protected views set out in the London Plan, but the area impacts on a number of the identified assessment points, which the London View Management Framework (LVMF) Supplementary Planning Guidance (SPG) identifies:

- Tower Bridge (SPG reference: 10);
- London Bridge (SPG reference: 11);
- Waterloo Bridge (SPG reference: 15);
- The South Bank (SPG reference: 16);
- Golden Jubilee/Hungerford Footbridges (SPG reference: 17);
- The Queen's Walk (SPG reference: 25) and
- St. James's Park (SPG reference: 26)

Developers should consider the impact of redevelopment in the City Cluster Key Area of Change on the setting of the Tower of London World Heritage Site (WHS).



Map 6: Components of Areas Inappropriate for Tall Buildings

### Tall Buildings

Further information is set out in the City Corporation report 'Tall Buildings in the City of London', available on the City Corporation's website.

Tall buildings are located across the City Cluster Key Area of Change, including a range of tall buildings between 75m and 150m above ordnance datum (AOD):

- 99 Bishopsgate
- 100 Bishopsgate
- 70 St. Mary Axe
- 6 Bevis Marks
- 1 Undershaft
- Lloyds Building, 1 Lime Street
- 51 Lime Street
- 52 Lime Street
- 120 Fenchurch Street
- 20 Fenchurch Street
- 58 Fenchurch Street

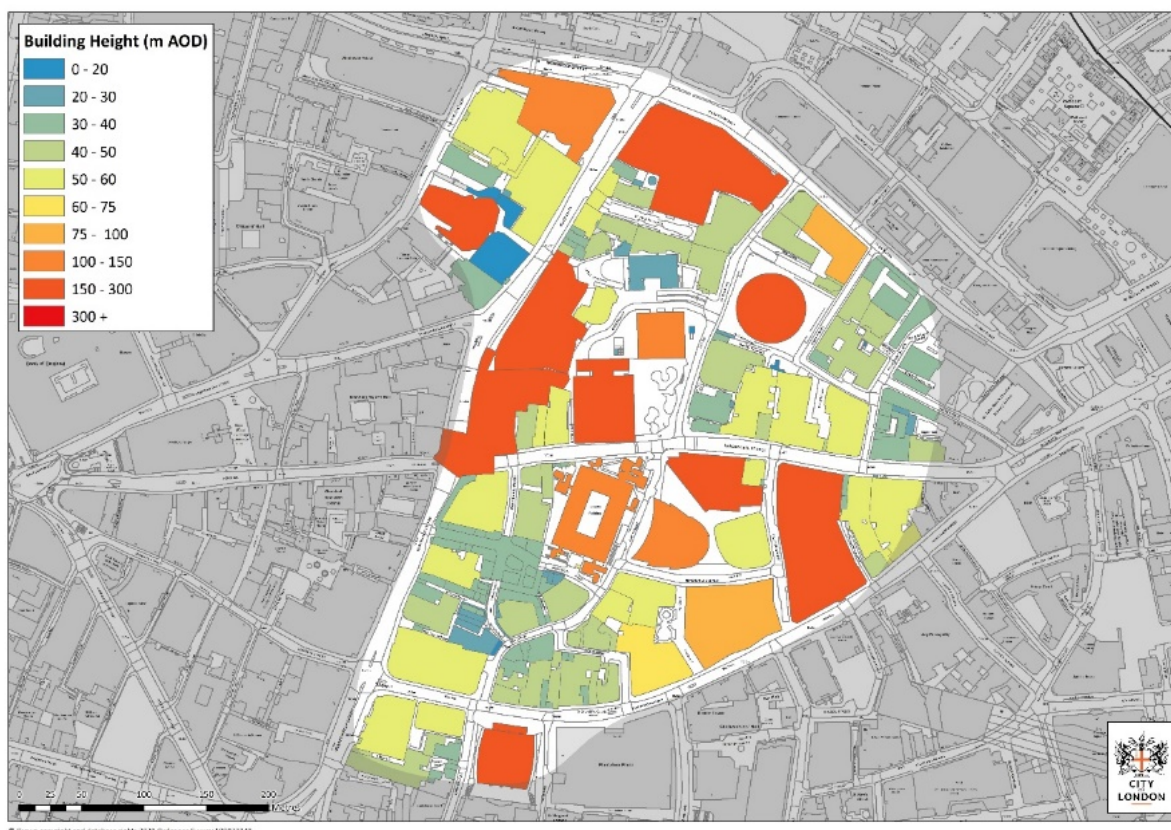
Three buildings are greater in height than 150m AOD:

- 110 Bishopsgate
- 30 St. Mary Axe
- The Leadenhall Building, 122 Leadenhall Street

As at 31<sup>st</sup> March 2020 there were a number of tall buildings in the development pipeline, including:

- 22 Bishopsgate (projected for completion during the 2020/21 period)
- 6-8 Bishopsgate (projected for completion during the 2021/22 period)
- Bevis Marks House, 24 Bevis Marks (projected for completion during the 2023/24 period)
- 1 Undershaft (replacing the existing building, and projected for completion during the 2025/26 period)
- Leadenhall Court, 1 Leadenhall Street (projected for completion during the 2024/25 period)
- 40 Leadenhall Street (projected for completion during the 2022/23 period)
- 100 Leadenhall Street (projected for completion during the 2025/26 period) and
- 130 Fenchurch Street (projected for completion during the 2025/26 period)

## City Cluster Key Area of Change



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

### Public Open Space and Green Infrastructure

The City Corporation maintains a range of Sites of Importance for Nature Conservation (SINCs).

A Site of Local Importance for Nature Conservation, St. Botolph without Bishopsgate, is located north of the City Cluster Key Area of Change.

The City of London Audit Report: Open Spaces and Recreation sets out more details of SINCs in the City of London.

A range of public open spaces contribute to the open space environment and are primarily delivered through redevelopment schemes.

The **City Cluster Vision** includes proposals to enhance open spaces in the City Cluster Key Area of Change and create new open spaces as part of public realm initiatives.

Although the City Cluster Key Area of Change is densely built-up, trees are located within churchyards, and in open spaces adjacent to modern buildings (e.g., 30 St. Mary Axe and 51 Lime Street).

Public open space in this key area at 31 March 2020 is as follows:

- Existing stock: 13,000 m<sup>2</sup>, amounting to 5% of the total for the City of London.

## City Cluster Key Area of Change

- In the pipeline: 450 m<sup>2</sup>

Public open spaces in the City Cluster Key Area of Change include:

- Current and former churchyards, at St. Helen's Bishopsgate, Great St. Helen's and St. Gabriel Fenchurch, Fen Court, and
- Civic spaces, created as part of redevelopment schemes, including 30 St. Mary Axe, Mitre Square, and Lime Street Square.

A scheme in the development pipeline at 22 Bishopsgate (completed during 2020) will provide an additional 450m<sup>2</sup> of open space.

A new public open space, Bishopsgate Plaza, is under construction directly north of the City Cluster Key Area of Change and projected for completion during the 2021/22 period.

### Education

Aldgate Primary School, St. James's Passage, is located to the east of this Key Area and lies within the Aldgate, Tower and Portsoken Key Area of Change.

### Cultural Facilities

Cultural facilities include place of worship:

- St. Ethelburga's Centre for Reconciliation and Peace, 78 Bishopsgate
- St. Helen's Bishopsgate, Great St. Helen's
- St. Andrew Undershaft Church, St. Mary Axe, and
- Synagogue of Spanish and Portuguese Jews, Heneage Lane
- Three churches, and Bevis Marks Synagogue

### Leisure

There are 89 retail units in the City Cluster Key Area of change that are open after 7pm on weekdays, including several restaurants and public houses.

Several gymnasiums are located within the City Cluster Key Areas of Change, primarily in the north-eastern area. Three gymnasiums are located at nearby at Petticoat Square, within the Aldgate, Tower and Portsoken Key Area of Change.

## 6. Conclusion

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.
- Bishopsgate is also seen as a critical street for public realm improvements, once Crossrail and new planned developments are completed.
- Leadenhall Market is an intangible historic asset and local destination. It is a key visitor destination and a local landmark which provides a diverse retail facility.
- Delivering further iconic tall buildings on appropriate sites which preserve heritage assets and settings and makes a positive contribution to the protected views and London skyline.
- Accommodate growth employment and increased pedestrian footfall due to the anticipated opening of the Elizabeth line.
- Accommodate significant employment, retail, cultural, conservation area with heritage assets and a major visitor attraction for its contemporary and historic architecture
- Improve access to retail, leisure, cultural, health and education facilities and services by encouraging a range of complementary land uses, ensuring active frontages at ground level and supporting activities such as 'Sculpture in the City'

## Information

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Queries regarding land use data can be made to: [pln-moninfo@cityoflondon.gov.uk](mailto:pln-moninfo@cityoflondon.gov.uk).

### General Planning Enquiries

Telephone: 020 7332 1710

E-mail: [localplan@cityoflondon.gov.uk](mailto:localplan@cityoflondon.gov.uk)

Internet site: [www.cityoflondon.gov.uk/cityplan2036](http://www.cityoflondon.gov.uk/cityplan2036)

Director of the Built Environment

PO Box 270, Guildhall, London EC2

**The City of London Corporation is the local authority for the financial and commercial heart of Britain, the City of London.**

## Appendix 1: Heritage assets

### Listed Buildings in City Cluster Key Area

- Church of All Hallows, London Wall
- 56-60 New Broad Street
- 62 New Broad Street
- Churches (e.g. St. Helen's Bishopsgate, Great St. Helen's)
- Synagogue of Spanish and Portuguese Jews, Heneage Lane
- 15 Bishopsgate
- Lloyds Building, 1 Lime Street
- 52-68 Bishopsgate
- 38 St. Mary Axe
- 2-16 Creechurch Lane
- Leadenhall Market