

Office Floorspace

in the City of London,
period ending 31st March 2020

Evidence Base for the Proposed Submission Draft City Plan 2036



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Executive Summary

The Local Land and Property Gazetteer for the City of London classifies land uses.¹ Where property records are classified with a land use as Commercial Offices, the City of London Corporation maintains a dataset which records the office floorspace. Office floorspace data is sourced from a range of sources including historic land use surveys and planning permissions since 1990. This provides the opportunity to analyse the spatial distribution of office floorspace in the City of London.

Offices dominate land use in most parts of the City with the exception of key residential areas such as the Barbican, Golden Lane, Middlesex Street and Mansell Street Estates. The largest cluster of office floorspace is in the north and east of the City including Broadgate and the City Cluster.

The total office stock at 31st March 2020 was estimated to be 9,305,000 gross square metres. In terms of the number of offices, approximately 73% were less than 5,000m². However, this size band only accounted for 13% of the total office stock. Office floorspace is predominantly in buildings greater than 10,000m² which accounted for 74% of the total office stock.

Spatial analysis shows a range of spatial patterns across the City. The analysis is based upon Office Study Areas. These incorporate the areas defined as Key Areas of Change within the Proposed Submission Draft City Plan 2036. This shows a number of key spatial patterns:

- That the highest density of office stock is in the City Cluster Office Study Area.
- The Liverpool Street, Bank, City Central and Holborn Office Study Areas have office floorspace densities above the City-wide average.
- The lowest office floorspace densities are in the Blackfriars, Aldgate and Tower, Smithfield and Barbican, Temples / Whitefriars and Pool of London Office Study Areas.

¹ This data forms part of the information set out in the national AddressBase product available from the Ordnance Survey.

Introduction

Office Policy Framework

The City of London is internationally recognised as the world's leading financial and professional services centre, employing 522,000 people across the Square Mile (Source: ONS Business Register Employment Survey 2018).

The City of London Local Plan 2015 sets out the vision and key policies for planning the City of London. Local Plan Core Strategic Policy CS1 states:

“To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading financial and business centre...”²

The Local Plan promotes the protection of existing office accommodation, the assembly and protection of large sites suitable for the development of additional office sites, as well as the temporary use of vacant office buildings. Although much attention is given to the needs of larger companies and the need for larger floorplates, the role of small and medium-sized companies cannot be underestimated and needs to be managed in the context of providing a range of suitable office accommodation to suit business needs.

The Proposed Submission Draft City Plan 2036 Strategic Policy S4: Offices sets out *“The City Corporation will facilitate significant growth in office development of the highest quality to meet projected economic and employment growth.”³*

In support of the Local Plan, and evidence for the Proposed Submission Draft City Plan 2036, it is important to have a detailed understanding of the amount of office accommodation present in the City, its distribution throughout the City, including how this may affect the Key Areas of Change policies of includes analysis of different sizes of office accommodation present in the different areas of the City.

² See the Local Plan for the full policy text

³ See the Proposed Submission Draft City Plan 2036 for the full policy text

Data Assembly and Measurement Methodology

For the purposes of this document, a complete dataset of Office Floorspace data based on the Use Classes Order B1 set out in the Town and Country Planning (Use Classes) Order 1987 (as amended) has been assembled for all office addresses in the City. A number of sources have been used:

- Land Use Survey (2000).
- Development Monitoring Completions (period 1990-2020).
- Valuation Office Agency (VOA) data where necessary to evaluate accuracy or consistency.

Further details of the data sources used as well as the detailed methodology used for the data assembly are set out in Appendix 1.

Further details of the methodology for the measurement and classification of B1 Office floorspace is set out in Appendix 2.

Offices in the City of London 2020

This document sets out:

- The City-wide spatial distribution of Office floorspace as at 31st March 2020 and the changes in the period 2011/12 to 2019/20 and how this informs development of the Local Plan office policy.
- A detailed spatial analysis of the distribution of Office floorspace in a number of Office Study Areas, with reference to the Key Areas of Change policies of the Proposed Submission Draft City Plan 2036.

Projections for the delivery of Office stock in future years are set out in the [Local Plan Monitoring Report - Offices](#). This is complemented by details of the amount of permitted, under construction and completed office floorspace set out in the latest [Development Information Report](#).

Access to the relevant City of London planning policy information is available on the page [Planning Policy](#) and the associated policy and evidence documents in the [Planning Policy Library](#).

B1 Office Floorspace

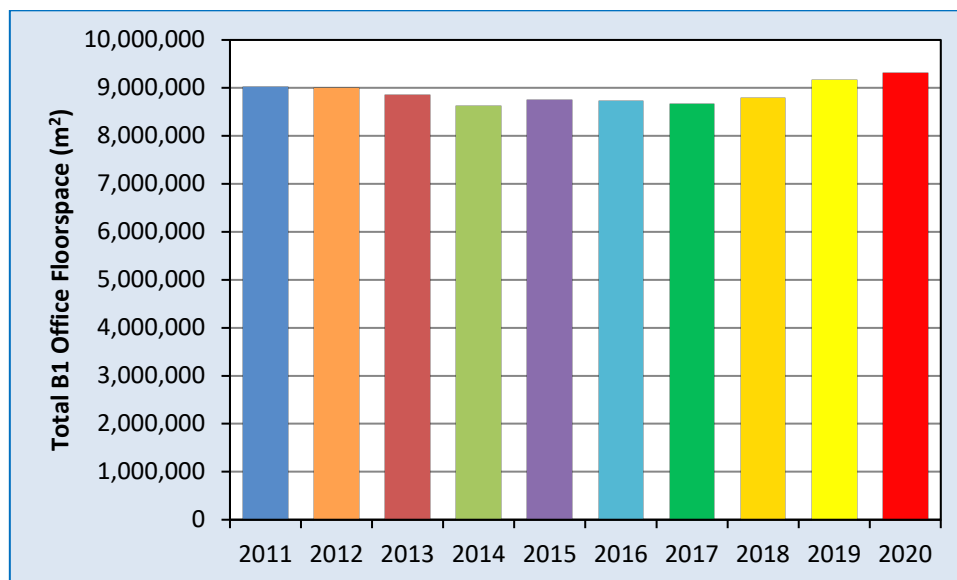
Introduction to B1 Office Floorspace

This section analyses:

- The office floorspace change over the period 2011 to 2020.
- The spatial distribution of office floorspace.
- The employment specialisms in the City of London and the correlation with office floorspace patterns.
- Office floorspace size bands.

Office Floorspace Change

The estimated change in the total stock of B1 Office floorspace in the City for the period 2011 to 2020 is illustrated in Graph 1 and summarised in Table 1.



Graph 1: B1 Office Floorspace Stock change 2011 to 2020, as at 31st March each year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total B1 Office Floorspace (m²)	9,007,000	8,990,000	8,850,000	8,624,000	8,739,000	8,720,000	8,659,000	8,790,000	9,165,000	9,305,000

Table 1: B1 Office Floorspace Stock change 2011 to 2020, as at 31st March each year

During the period 1st April 2011 to 31st March 2014 there was a net decrease of 383,000m² due to a high level of demolished office floorspace as part of the initiation of redevelopment schemes, plus a high level of small scale change of use from offices to a range of housing, hotel, retail and community uses. This trend was offset by a small level of completed office floorspace.

In the period from 1st April 2014 to 31st March 2015, a number of significant office completions (particularly at 122 Leadenhall Street and 20 Fenchurch Street) reversed this decrease.

In the period from 1st April 2015 to 31st March 2016 there was one major completion (5 Broadgate) although the overall total B1 floorspace estimate has decreased slightly due to the number of redevelopment schemes initiated and other small-scale change of use schemes.

In the period from 1st April 2016 to 31st March 2017 there were several small to medium scale office completions such as 12-14 New Fetter Lane and 1 Creechurch Place. However, the overall total B1 floorspace estimate decreased further due to the number of redevelopment schemes initiated and other small-scale change of use schemes.

In the period from 1st April 2017 to 31st March 2018 there were large office completions at Bloomberg Place and Angel Court as well as medium scale completions such as 45 Cannon Street. The result was a net increase of 131,000m² of B1 floorspace.

In the period from 1st April 2018 to 31st March 2019 there were large office completions at 25 Shoe Lane, 120 Fenchurch Street and London Wall Place as well as a number of medium scale completions such as 70 St Mary Axe and 33 King William Street. The result was a net increase of 375,000m² of B1 floorspace.

In the period from 1st April 2019 to 31st March 2020 there were large office completions at 52 Lime Street and 100 Bishopsgate. The result was a net increase of 140,000m² of B1 floorspace.

This results in an estimated office stock of 9,305,000m² as at 31st March 2020. For further details of the timeline of B1 Office stock estimates see the latest [Development Information Report](#). For analysis of the projected B1 Office floorspace in the development pipeline, see the latest [Office Monitoring Report](#).

Spatial Distribution of B1 Office Floorspace

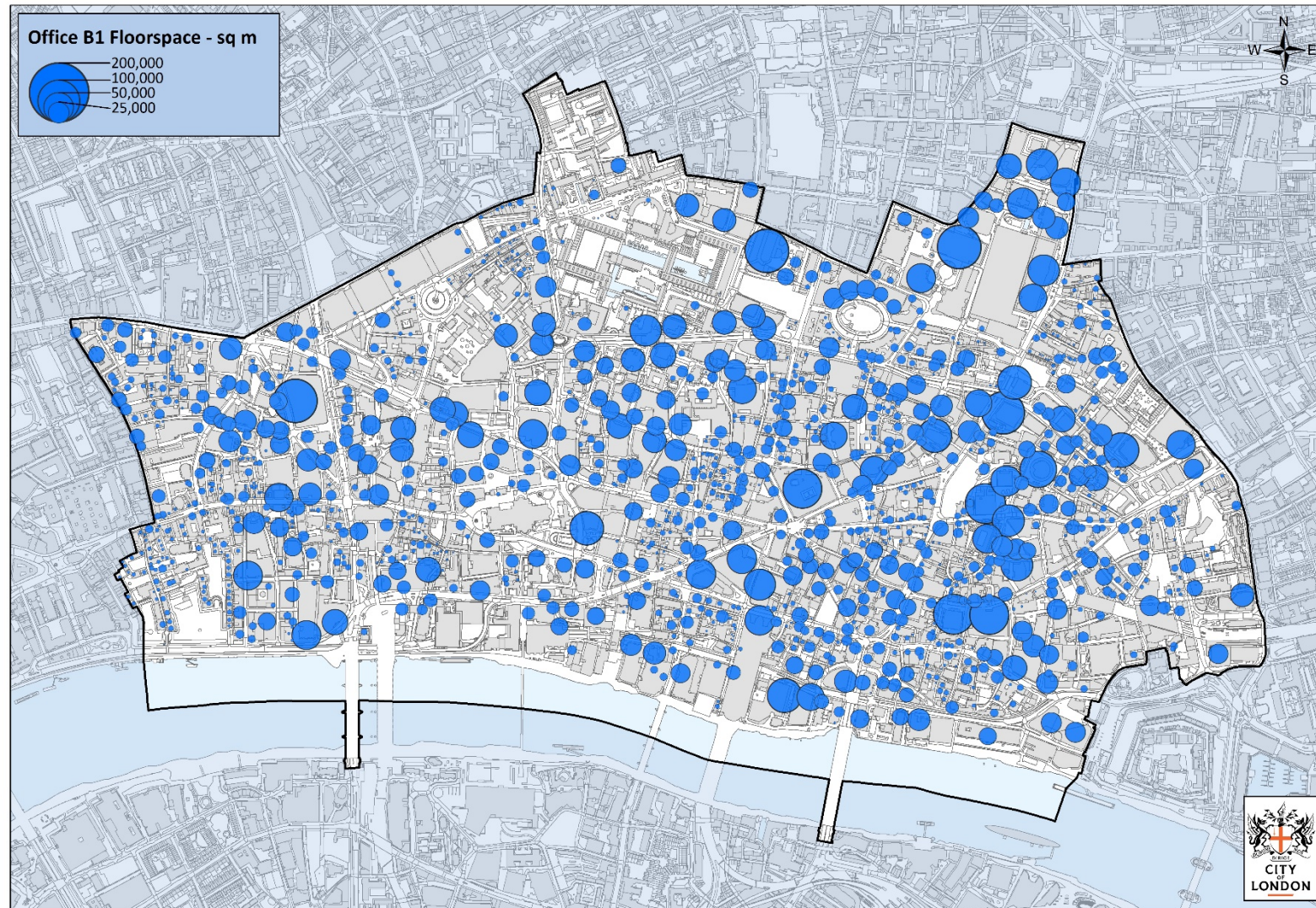
From the sources outlined above, the estimated total B1 Office floorspace for the City at 31st March 2020 is 9,305,000m². The distribution of B1 Office floorspace throughout the City is illustrated in Map 1. There are office buildings in virtually all areas of the City, the main exceptions being where other major land uses dominate such as in the residential areas at the Barbican and Golden Lane Estates and also uses such as

Offices in the City of London

Smithfield Market and St Bartholomew's Hospital. Map 1 shows the highest concentration in office space, both in terms of number of office addresses and quantity of floorspace, is in the eastern part of the City.

Large offices are spread throughout the City but are greater in number in the north and east of the City including the City Cluster and Broadgate; smaller offices are more prevalent in mixed use areas such as Smithfield, the Temples and other Conservation Areas.

Offices in the City of London



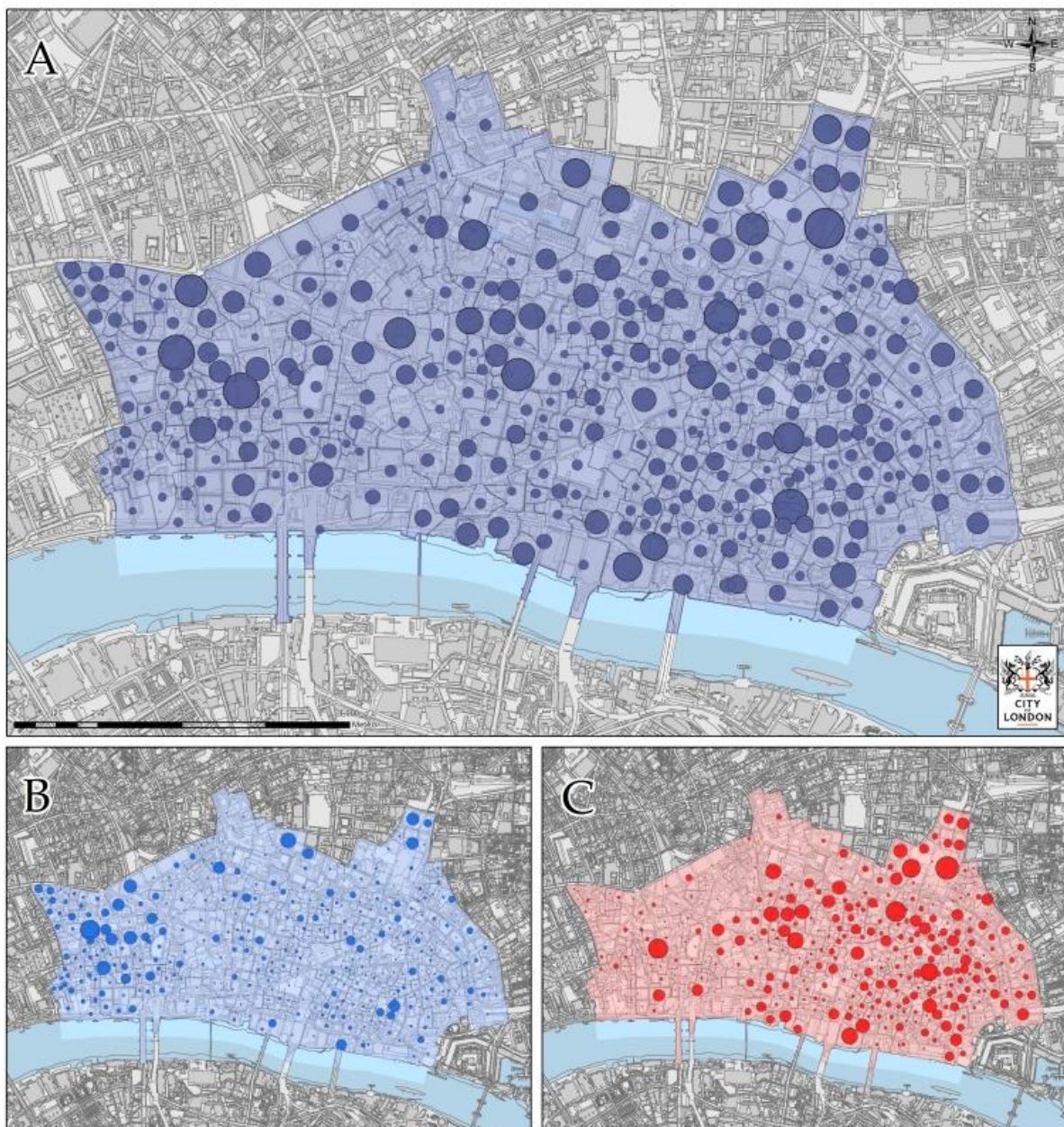
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Map 1: B1 Office Floorspace Distribution in the City of London, as at 31st March 2020



Employment Specialisms in the City of London

The provision of office space has developed to support a series of specialist business clusters. Map 2 shows Workplace Population Distribution in the City of London in 2011 (A). Also shown are the Workplace Population Distribution for Professional & Estate Activities (B) and Financial & Insurance Activities (C). These are the two largest business sectors in the City of London, accounting for 70% of the workforce. This data is sourced from the Census of Population and analysed in the paper [City of London Workforce CENSUS 2011 – Analysis by Industrial Sector](#).



Map 2: Workplace Population Distribution in the City of London (2011) – Overall (A), Professional & Estate Activities (B), Financial & Insurance Activities (C)

Source: Office for National Statistics © Crown Copyright 2014

Offices in the City of London

The distribution of workforce population within the City of London (Map 2) is similar to the distribution of B1 Office floorspace shown in Map 1 – with the greatest numbers of workers in the eastern part of the City and fewer workers in areas where non-office land uses predominate such as the residential areas at the Barbican and Golden Lane Estates and also around Smithfield Market and St Bartholomew’s Hospital.

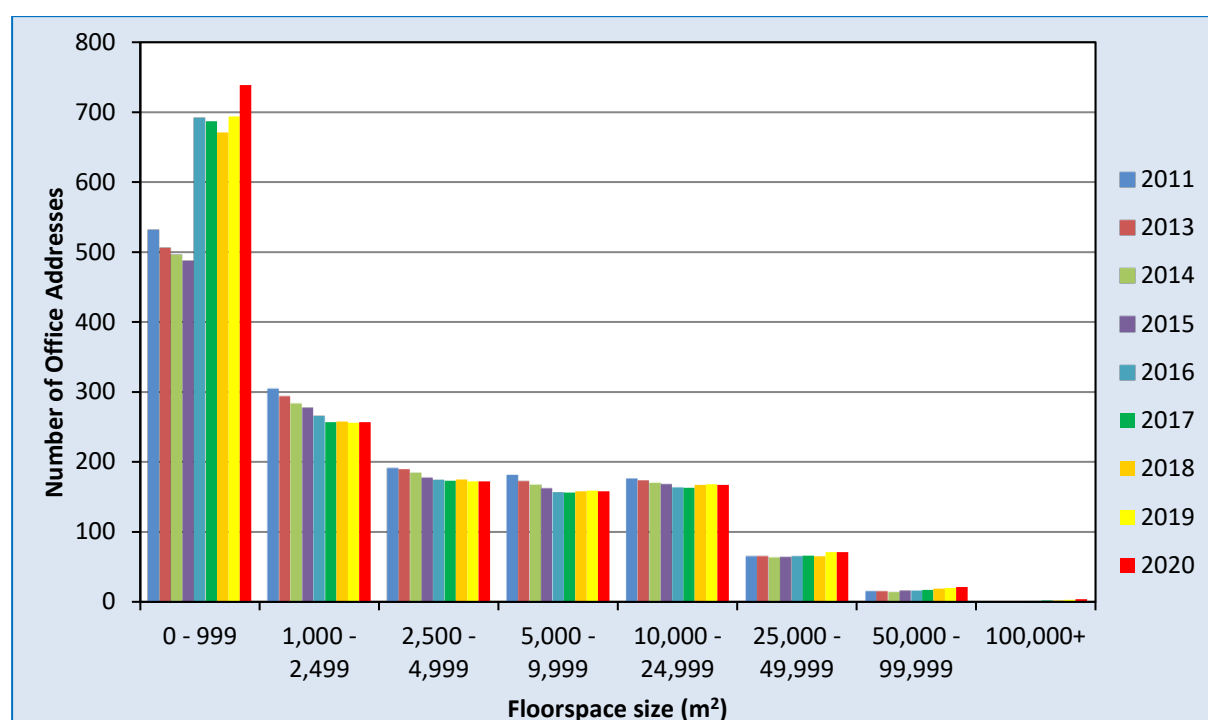
Those working in Financial and Insurance activities are more concentrated in the central and eastern parts of the City whilst those working in Professional & Estate activities including legal activities are more concentrated in the western part of the City.

Floorspace Size Bands

The number of office addresses within different floorspace size bands across the City is illustrated in Graph 2 and summarized in Table 2. The relative change over the period 2011 to 2020 is also shown. (The data is recorded by year as at 31st March each year.) Office addresses providing less than 1,000m² of floorspace account for the largest total number of office addresses in the City (46% of the total), with the number of office addresses found in each size band becoming fewer as floorspace size increases.

Note: The number of office addresses providing less than 1,000m² increased significantly from 2015 to 2016. This anomaly was entirely due to a change in the methodology of how office units in the Temples were recorded involving the sub-division of many addressable office units. The total floorspace of these units was unchanged.

Note: Analysis of floorspace data for 2012 is not available



Graph 2: Number of office addresses in the City by floorspace size bands. Recorded by year (as at 31st March each year)

Offices in the City of London

Floorspace size (m ²)	2011	2013	2014	2015	2016	2017	2018	2019	2020
0 - 999	532	506	496	487	691	687	671	694	739
1,000 - 2,499	305	294	284	278	266	257	258	256	257
2,500 - 4,999	192	190	185	178	175	173	175	172	172
5,000 - 9,999	182	173	168	163	157	156	158	159	158
10,000 - 24,999	177	174	171	169	164	163	167	168	167
25,000 - 49,999	66	66	64	65	66	66	65	71	71
50,000 - 99,999	16	16	15	17	17	17	19	20	21
100,000 +	1	1	1	1	2	2	2	3	4
TOTAL	1,471	1,420	1,384	1,358	1,538	1,521	1,515	1,543	1,589

Table 2: Number of office addresses in the City by floorspace size bands. Recorded by year (as at 31st March each year)

Analysis of the total number of office addresses:

- The total number of office addresses decreased from 1,471 to 1,358 over the period 2011 to 2015, a loss of 113 sites (7.7% of the number).
- The total number of office addresses then increased significantly from 2015 to 2016 due to the change of methodology of the sub-division of addressable office units in the Temples. These all have less than 1,000m² of floorspace.
- The total number of office addresses decreased from 1,538 in 2016 to 1,521 in 2017 and 1,515 in 2018.
- The total number of office addresses increased to 1,543 in 2019 and 1,589 to 2020.

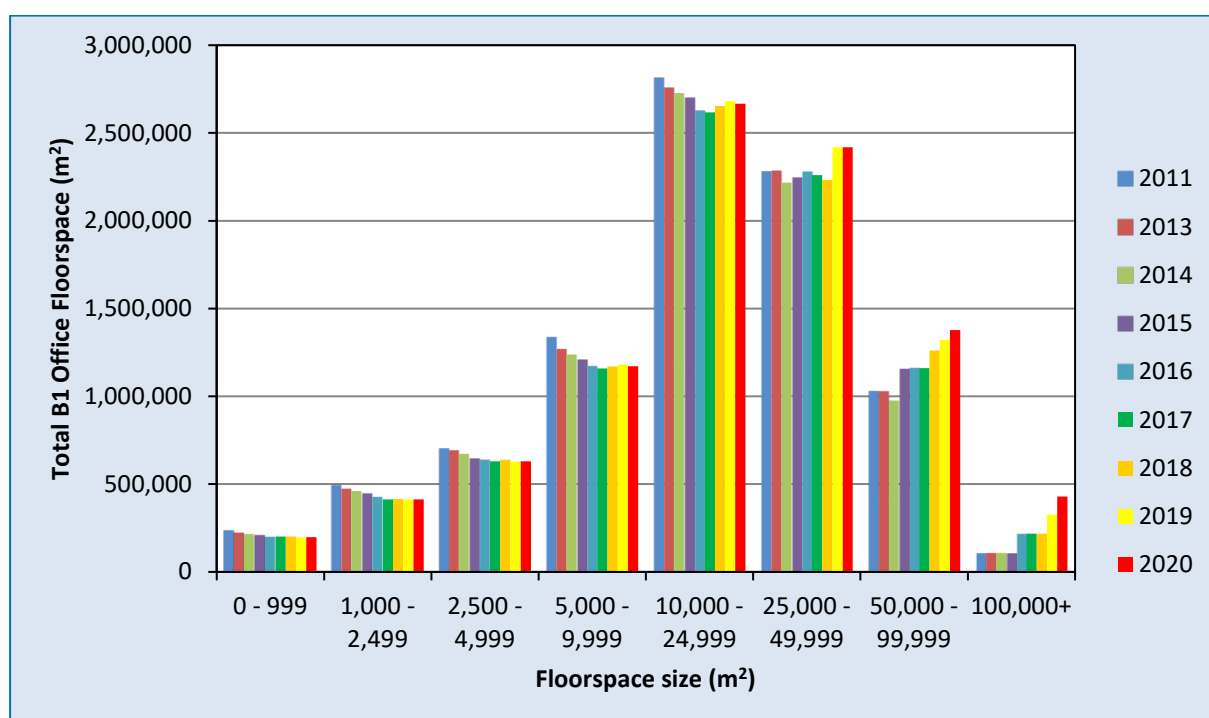
Analysis of the number of office addresses by size band:

- Over the period 2011 to 2020, the number of office addresses with less than 1,000m² of floorspace have increased by 207 (38.9%), in part due to an amendment to the data methodology related to the sub-division of addressable office units in the Temples.
- The number of office addresses with 1,000-2,499m² of floorspace decreased by 48 (15.7%).
- The number of office addresses with 2,500-4,999m² of floorspace decreased by 20 (10.4%).
- The number of office addresses with 5,000-9,999m² of floorspace decreased by 24 (13.2%).
- The number of office addresses with 10,000-24,999m² of floorspace decreased by 10 (5.6%).
- The number of office addresses in the higher size bands has increased in the last few years with the completion of 5 Broadgate (adding over 100,000m² of

Offices in the City of London

floorspace), Bloomberg Place (adding over 100,000m² of floorspace divided between two linked buildings), 25 Shoe Lane (adding over 100,000m² of floorspace), London Wall Place and 120 Fenchurch Street (each adding over 50,000m² of floorspace), 52 Lime Street (adding over 50,000m² of floorspace) and 100 Bishopsgate (adding over 100,000m² of floorspace).

The total amount of floorspace provided by each of the different floorspace size bands is illustrated in Graph 3 and summarized in Table 3. The relative change over the period 2011 to 2019 is also shown. Although much fewer in number, the greatest percentage of floorspace is provided by larger office addresses. Office addresses with 10,000-24,999m² of floorspace provide 29% of the total in the City, with larger size bands providing a further 45% of the total.



Graph 3: Total office floorspace in the City by floorspace size bands. Recorded by year (as at 31st March each year)

Offices in the City of London

Floorspace size (m ²)	2011	2013	2014	2015	2016	2017	2018	2019	2020
0 - 999	240,000	227,000	219,000	212,000	204,000	202,000	202,000	197,000	197,000
1,000 - 2,499	496,000	477,000	463,000	450,000	429,000	412,000	414,000	412,000	413,000
2,500 - 4,999	704,000	695,000	674,000	648,000	639,000	630,000	639,000	628,000	629,000
5,000 - 9,999	1,338,000	1,273,000	1,240,000	1,212,000	1,171,000	1,159,000	1,170,000	1,181,000	1,171,000
10,000 - 24,999	2,810,000	2,754,000	2,724,000	2,700,000	2,622,000	2,617,000	2,655,000	2,682,000	2,667,000
25,000 - 49,999	2,278,000	2,284,000	2,218,000	2,247,000	2,276,000	2,260,000	2,232,000	2,419,000	2,419,000
50,000 - 99,999	1,031,000	1,031,000	976,000	1,161,000	1,161,000	1,161,000	1,261,000	1,320,000	1,378,000
100,000 +	110,000	110,000	110,000	109,000	218,000	218,000	218,000	326,000	429,000
TOTAL	9,007,000	8,850,000	8,624,000	8,739,000	8,720,000	8,659,000	8,790,000	9,165,000	9,305,000

Table 3: Total office floorspace in the City by floorspace size bands. Recorded by year (as at 31st March each year)

The total amount of floorspace provided by each of the different floorspace size bands under 25,000m² has decreased over the period 2011 to 2020:

- Over the period 2011 to 2020, the total floorspace in office addresses with less than 1,000m² of floorspace decreased by 43,000m² (17.9%).
- Total floorspace in office addresses with 1,000-2,499m² of floorspace decreased by 83,000m² (16.7%).
- Total floorspace in office addresses with 2,500-4,999m² of floorspace decreased by 75,000m² (10.6%).
- Total floorspace in office addresses with 5,000-9,999m² of floorspace decreased by 167,000m² (12.5%).
- Total floorspace in office addresses with 10,000-24,999m² of floorspace decreased by 143,000m² (5.1%).

The total amount of floorspace provided by the largest floorspace size bands over 25,000m² has increased over the period 2011 to 2020:

- Total floorspace in office addresses with 25,000-49,999m² of floorspace increased by 141,000m² (6.2%).
- Total floorspace in office addresses with 50,000-99,999m² of floorspace increased by 289,000m² (33.7%).
- Total floorspace in office addresses with over 100,000m² of floorspace increased by 216,000m² (291.6%).

B1 Office Floorspace by Office Study Areas

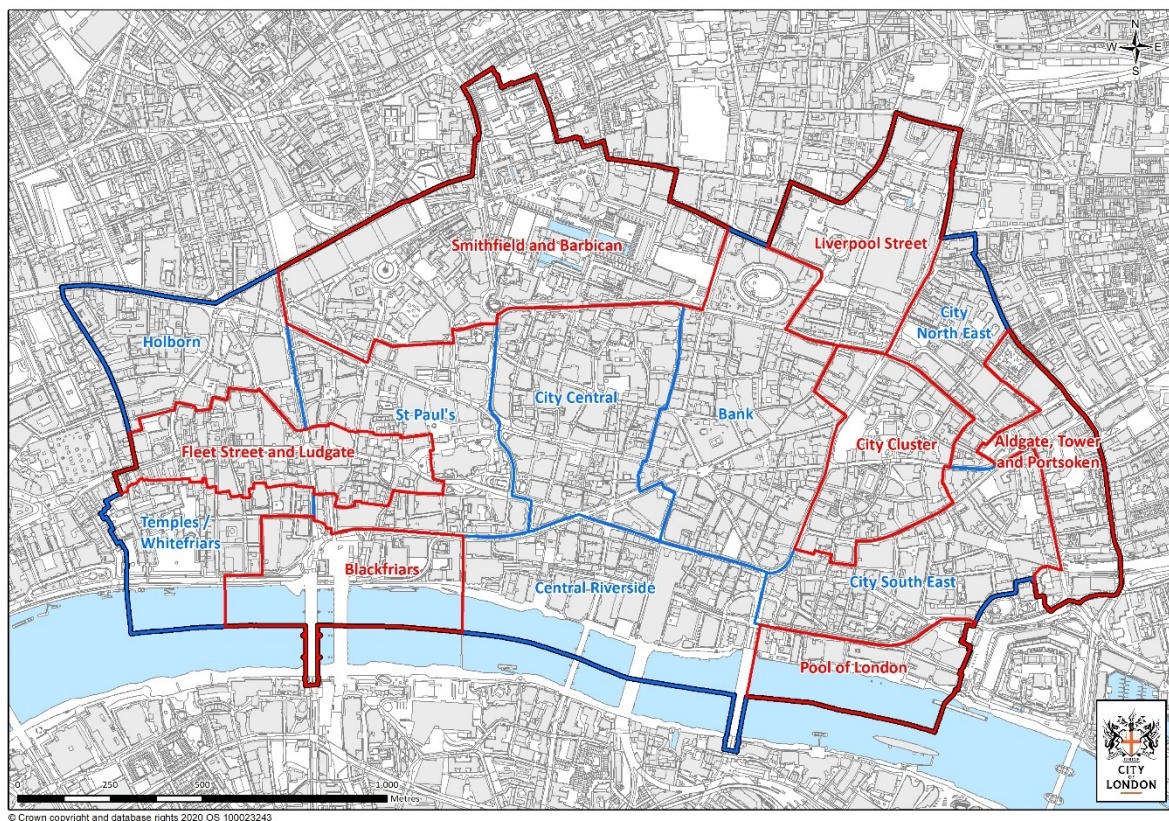
Introduction

This section analyses the spatial distribution of office floorspace between Office Study Areas. This includes an analysis of:

- Office floorspace density by Office Study Area.
- Total office floorspace by Office Study Area.
- Analysis of each study area.

Office Study Areas

The City has been divided into fifteen Office Study Areas for analysis of the distribution of B1 office floorspace throughout the City. Seven of these areas are based on the approximate boundaries for the Key Areas of Change policies of the Proposed Submission Draft City Plan 2036 (in red). The rest of the City has been divided into a further eight areas of broadly similar size for the purposes of spatial analysis (in blue). The spatial extent of the Office Study Areas is illustrated in Map 3 with further details in Table 4.



Map 3: Office Study Areas

Offices in the City of London

Office Study Area	Key Area of Change Strategic Policy	Issues
Blackfriars	Policy S18	Small number of medium-sized office buildings. Limited additional floorspace potential due to protected views policies.
Pool of London	Policy S19	Small number of medium to large-sized office buildings with a number of residential buildings.
Aldgate, Tower and Portsoken	Policy S20	Significant potential for office development in a mixed-use area. New open space delivered at Aldgate Square. Housing areas and other non-office uses in parts of the area.
City Cluster	Policy S21	Key area for delivery of tall buildings to provide growth and modernisation of office stock and to meet targets for new office stock delivery.
Fleet Street and Ludgate	Policy S22	Wide variety of office sizes with small offices particularly in the Conservation Areas and larger redevelopments elsewhere. Limited additional office potential due to heights limitations imposed by protected views policies.
Smithfield and Barbican	Policies S23 - S25	<u>Barbican/Golden Lane</u> - Predominantly a housing area with negligible office space. <u>Smithfield</u> - An area of competing interests due to the need to maintain the mixed-use character of the area including Smithfield Market and St Bartholomew's Hospital, and housing whilst delivering improvements at Farringdon to address the opening of Crossrail. <u>London Wall</u> - Diverse area of predominantly medium to large offices, subject to current redevelopment activity and affected by Crossrail development at Moorgate.
Liverpool Street	Policy S26	Broadgate is the largest private office estate in the City of London - subject to recent and current redevelopment activity. This area is affected by the Crossrail development.
Bank		Wide variety of office sizes mostly within Bank and Finsbury Circus Conservation Areas. A number of recent redevelopments of office buildings.
Central Riverside		Wide variety of office sizes. Building heights affected by protected views policies.
City Central		Smaller offices in conservation areas, medium to large offices elsewhere including recent redevelopments. Retail uses in Cheapside Principal Shopping Centre.
City North East		Mostly smaller offices with large office blocks nearer to Aldgate.
City South East		Smaller offices mostly in Conservation Areas, medium to large offices elsewhere. Emerging hotel cluster around the Tower of London.

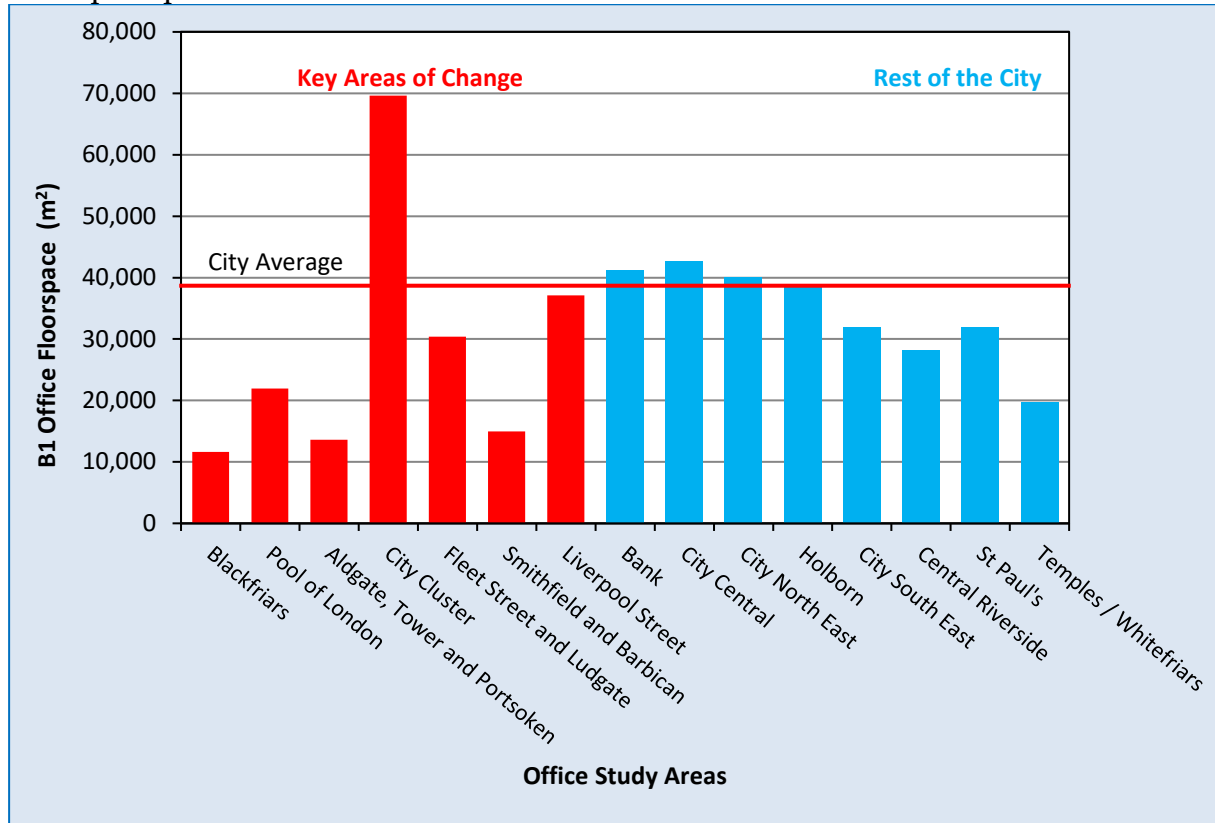
Offices in the City of London

Office Study Area	Key Area of Change Strategic Policy	Issues
Holborn		Predominantly smaller offices in the west of the area within Chancery Lane Conservation Area, medium to large offices in the east of the area, subject to recent redevelopment activity.
St Paul's		This area is restricted by height limitations from protected views policies and has mostly medium-sized office buildings with smaller offices in some Conservation Areas. The Principal Shopping Centre at Cheapside is a focus for the delivery of A1 retail floorspace.
Temples / Whitefriars		<u>Temples</u> - two of the Inns of Court, providing accommodation for the legal profession. <u>Whitefriars</u> – Medium-scale office buildings.

Table 4: Office Study Areas

B1 Office Floorspace Density by Office Study Areas

Due to the size differences between the Office Study Areas, the most appropriate method of comparison between Office Study Areas is a comparison of the differences in density of B1 Office floorspace as illustrated in Graph 4 and summarised in Table 5. The average density throughout the City is estimated at 31,800m² of B1 Office floorspace per hectare.



Graph 4: B1 Office Floorspace Density by Office Study Areas, as at 31st March 2020

Offices in the City of London

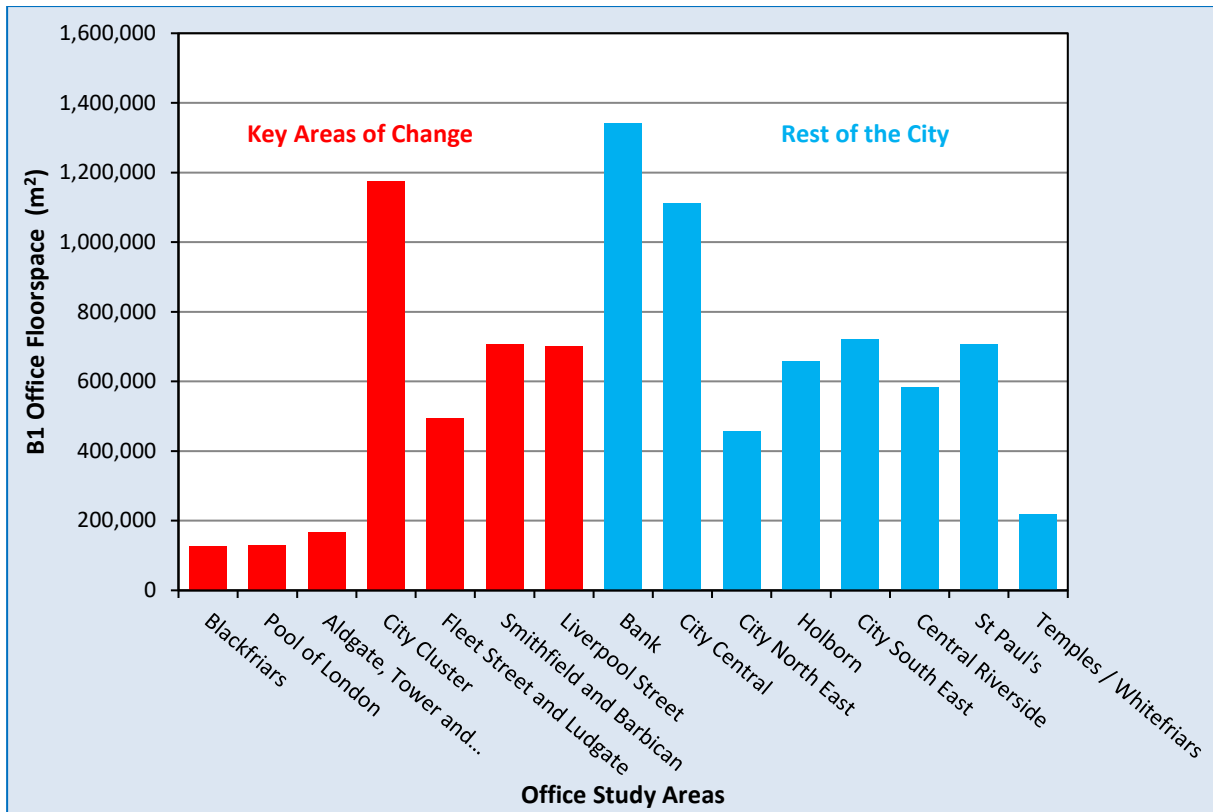
Office Study Area	B1 Office Floorspace Density (m ² /ha)
Blackfriars	11,642
Pool of London	21,940
Aldgate, Tower and Portsoken	13,593
City Cluster	69,606
Fleet Street and Ludgate	30,386
Smithfield and Barbican	14,963
Liverpool Street	37,102
Bank	41,185
Central Riverside	28,200
City Central	42,611
City North East	40,104
City South East	31,908
Holborn	38,722
St Paul's	31,871
Temples / Whitefriars	19,669
City of London Average	31,844

Table 5: B1 Office Floorspace Density by Office Study Areas, as at 31st March 2020

The City Cluster is by far the area of highest B1 Office floorspace density with an estimated 69,600m² per hectare, over double the City average. The Liverpool Street, Bank, City Central, City North East and Holborn areas also have B1 Office floorspace density well above the City average. The Blackfriars, Aldgate, Tower and Portsoken, Pool of London, Smithfield and Barbican and Temples / Whitefriars areas have B1 Office floorspace density well below the City average. This density variation is analysed in more detail in this report.

Total B1 Office Floorspace by Office Study Areas

The estimated total B1 Office floorspace for the City at 31st March 2020 was 9,305,000m². The total B1 Office floorspace for each of the Office Study Areas is illustrated in Graph 5 and summarised in Table 6.



Graph 5: B1 Office Floorspace by Office Study Areas, as at 31st March 2020

Offices in the City of London

Office Study Area	B1 Office Floorspace (m ²)	Percentage of City total (%)
Blackfriars	126,272	1.4
Pool of London	129,193	1.4
Aldgate Tower and Portsoken	168,501	1.8
City Cluster	1,176,399	12.6
Fleet Street and Ludgate	495,905	5.3
Smithfield and Barbican	708,074	7.6
Liverpool Street	701,486	7.5
Bank	1,341,863	14.4
Central Riverside	583,072	6.3
City Central	1,113,554	12.0
City North East	457,352	4.9
City South East	721,530	7.8
Holborn	657,696	7.1
St Paul's	706,199	7.6
Temples / Whitefriars	217,603	2.3
City of London Total	9,304,699	100

Table 6: B1 Office Floorspace by Office Study Areas, as at 31st March 2020

Bank has the largest amount of B1 Office floorspace of any Office Study Area with an estimated 14.4% of the City total followed by the City Cluster with 12.6% and City Central with 12.0%.

There is considerable variation between the office study areas notwithstanding their different sizes. This variation is analysed in more detail in this report.

Blackfriars

The Blackfriars Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S18) covers the vicinity of Blackfriars Bridge and Station south of Queen Victoria Street and Tudor Street and west of Peter's Hill and east of John Carpenter Street. The area is also part of the Thames Policy Area (Proposed Submission Draft City Plan 2036 Strategic Policy S17).

The area comprises an estimated 126,300m² of B1 Office floorspace, which is 1.4% of the City total. It has the lowest density of B1 Office floorspace of any office study area with 11,600m² per hectare, well below the City average. The area only has a small number of medium-sized office buildings, the largest of which are Unilever House (Photo 1) and 60 Victoria Embankment. There are a number of non-office buildings within the area such as the City of London School and Blackfriars Station.

Constraints on office development include heights limitations from the St Paul's Heights Policy and the London View Management Framework. Part of the area is within the Whitefriars Conservation Area.

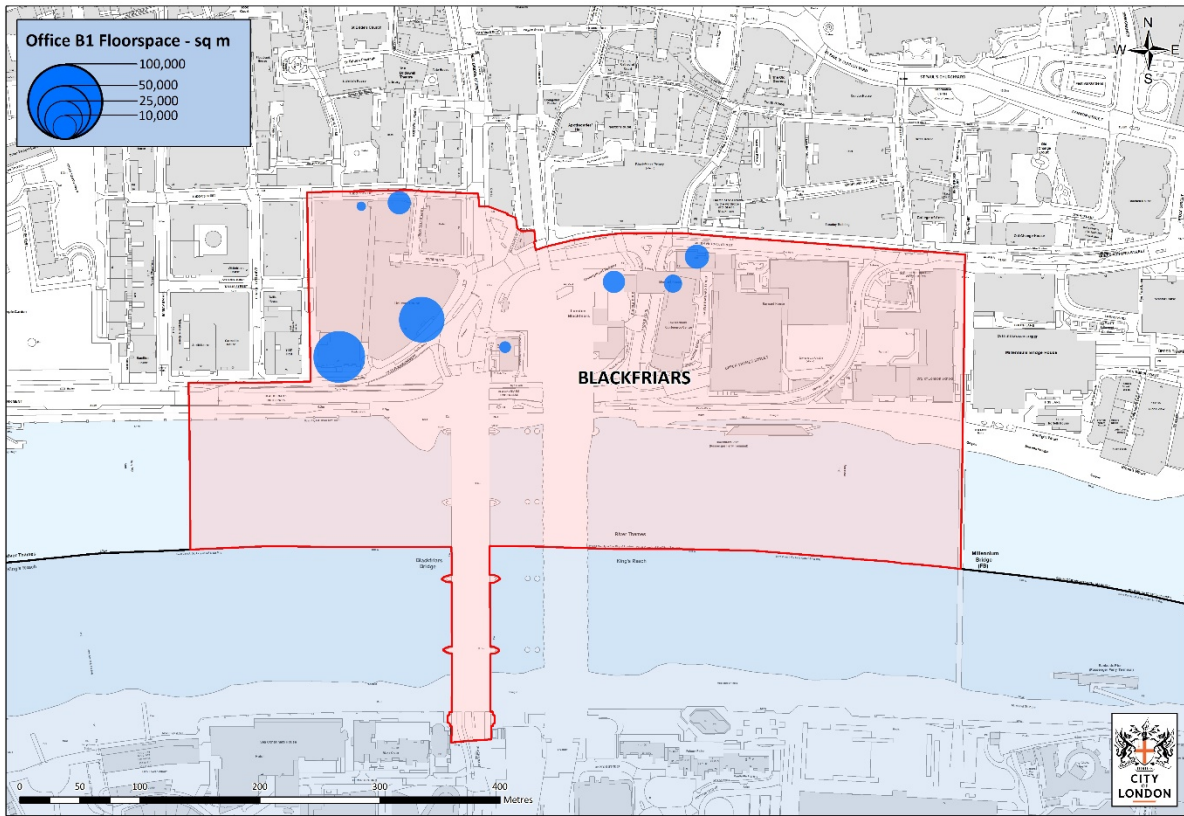
Building heights are restricted by the St Paul's Heights Policy throughout to protect views of the Cathedral from sites along the south bank and from the Thames bridges. Unilever House was one of the key catalysts for the development of the policy in the 1930s, and notably contravenes the current heights limitations. Consequently, this area is identified as being inappropriate for new tall buildings.

Map 4 shows the distribution of B1 office floorspace in the Blackfriars Office Study Area.



Photo 1: Unilever House

Offices in the City of London



Map 4: B1 Office Floorspace Distribution in the Blackfriars Office Study Area as at 31st March 2020

Pool of London

The Pool of London Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S19) covers the area south of Lower Thames Street and Byward Street and east of London Bridge. The area is also part of the Thames Policy Area (Proposed Submission Draft City Plan 2036 Strategic Policy S17).

The area comprises an estimated 129,200m² of B1 Office floorspace, which is 1.4% of the City total. The density of B1 Office floorspace in this office study area is 21,900m² per hectare, well below the City average.

The area has a small number of medium to large-sized office buildings such as Tower Place (Photo 2) and 10 Lower Thames Street and a number of Listed Buildings such as Old Billingsgate and Custom House which are significantly lower in height. There are a number of non-office buildings within the area such as residential buildings at Three Quays and Sugar Quay.

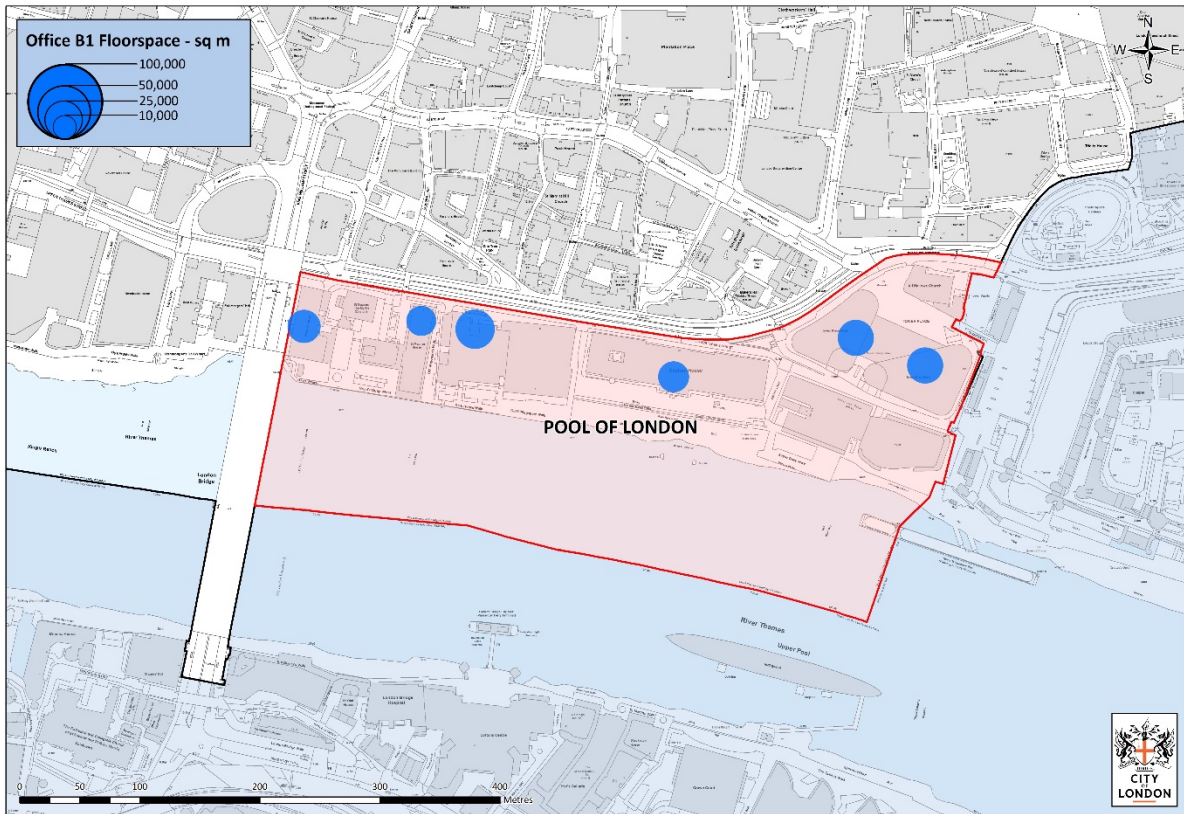
The area is affected by the London View Management Framework viewing corridors from Greenwich Park and Monument Views and the eastern part of the area also lies within the Tower of London World Heritage Site Local Setting Area.

Map 5 shows the distribution of B1 office floorspace in the Pool of London Office Study Area.



Photo 2: Tower Place

Offices in the City of London



Map 5: B1 Office Floorspace Distribution in the Pool of London Office Study Area as at 31st March 2020

Aldgate, Tower and Portsoken

The Aldgate, Tower and Portsoken Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S20) covers the vicinity of Aldgate Square and station and areas east of White Kennett Street and Minories.

The area comprises an estimated 168,500m² of B1 Office floorspace, which is 1.8% of the City total. It has the second lowest density of B1 Office floorspace of any office study area with 13,600m² per hectare, well below the City average.

The area has office buildings of various sizes although most of the office floorspace within the Aldgate area is found in medium to large office buildings. The largest office address and only tall office building in the area is at Beaufort House (Photo 3), which has over a quarter of the total floorspace in the area. Other significant amounts of B1 floorspace can be found at 33 Aldgate High Street (Aldgate House) as well as a number of buildings along Minories. Smaller office addresses are mostly within 4-5 storey buildings along parts of Minories and Aldgate High Street where they are mixed with retail at street level.

The Aldgate, Tower and Portsoken area has significant potential for new office development but has previously suffered from a poor local environment and a lack of street-level activity. The new public space at Aldgate Square is a key milestone involving the removal of the Aldgate gyratory with replacement public realm. This has delivered significant environmental and traffic improvements that will potentially stimulate additional developer interest in the Aldgate area.

The London View Management Framework restricts the height of buildings in the southern part of the area which is in the background or the protected silhouette of the White Tower from the Queen's Walk. Nevertheless, tall buildings may be appropriate on certain sites in the area.

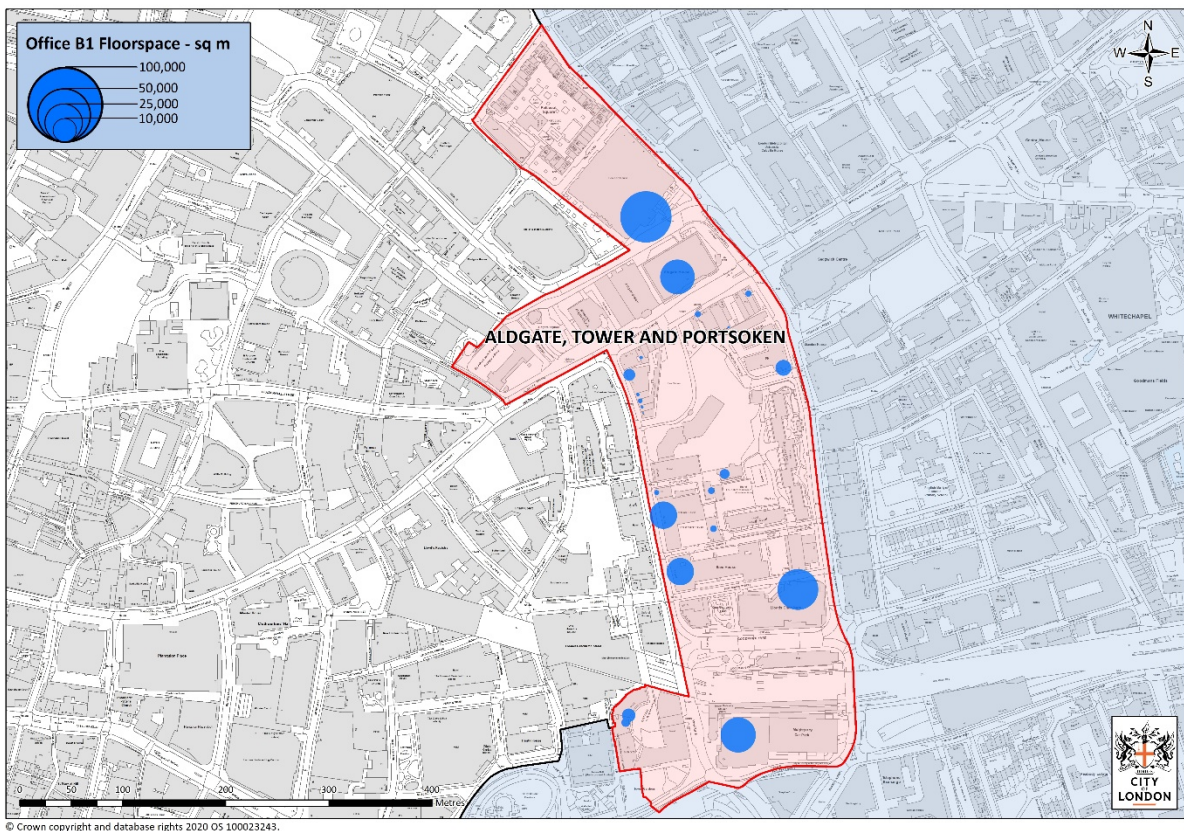
This area has a number of significant sites which are not available as potential office locations. Two of the City's housing areas at Middlesex Street and Mansell Street as well as the City's only primary school are located within the Aldgate, Tower and Portsoken area. There is also a cluster of hotels.

Map 6 shows the distribution of B1 office floorspace in the Aldgate, Tower and Portsoken Office Study Area.

Offices in the City of London



Photo 3: Beaufort House



Map 6: B1 Office Floorspace Distribution in the Aldgate, Tower and Portsoken Office Study Area as at 31st March 2020

City Cluster

The City Cluster Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S21) covers the area broadly south of Houndsditch, north of Fenchurch Street, east of Gracechurch Street, Bishopsgate and Old Broad Street, and west of Creechurch Lane. It also includes 20 Fenchurch Street and buildings south of the west end of Fenchurch Street. It is identified as the principal area for development of tall buildings within the City and contains the greatest density of businesses and jobs in the Square Mile, principally in banking and insurance use. The City Plan 2036 identifies the area as the focus for future growth in office space, accounting for a significant proportion of all projected growth in City office space.

The area comprises an estimated 1,176,400m² of B1 Office floorspace, which is 12.6% of the City total. It has the highest density of B1 Office floorspace of any office study area with an estimated 69,600m² per hectare, over double the City average.

As at 31st March 2020 there were 12 tall buildings over 75m AOD in height within the City Cluster, of which 6 are over 150m in height. Notable tall buildings in the City Cluster include Tower 42 (Photo 4), the Lloyd's Building (Photo 5), 30 St Mary Axe (Photo 6), and more recent developments such as the Leadenhall Building (Photo 7), 20 Fenchurch Street (Photo 8), 52 Lime Street (Photo 9) and 100 Bishopsgate. The Proposed Submission Draft City Plan 2036 Strategic Policy S12 outlines the City's policy for tall buildings and seeks to encourage world class architecture and sustainable and accessible design for tall buildings, as well as providing high-quality public realm at street level. See the [Tall Buildings in the City of London](#) report for more details of the history and policy context of tall buildings in the City.

The current development pipeline is forecast to add a considerable amount of B1 Office floorspace to the City Cluster with sites at 6-8 Bishopsgate, 22 Bishopsgate and 40 Leadenhall Street under construction with other sites permitted not commenced or awaiting decision (see the latest [Development Information Report](#) for more details). The projected increase in office floorspace is the largest for any area in the City.

The relative absence of policy constraints on the development of tall buildings is key to the current development of the City Cluster and its future growth. There are no specific height restrictions from Protected Views policy affecting the area, and Conservation Areas cover only small parts of the area around Leadenhall Market and St Helen's Place. Leadenhall Market Conservation Area is predominantly retail in character and contains a Principal Shopping Centre but has some small to medium office addresses in surrounding buildings such as at 10 Lime Street.

Offices in the City of London



Photo 4: Tower 42

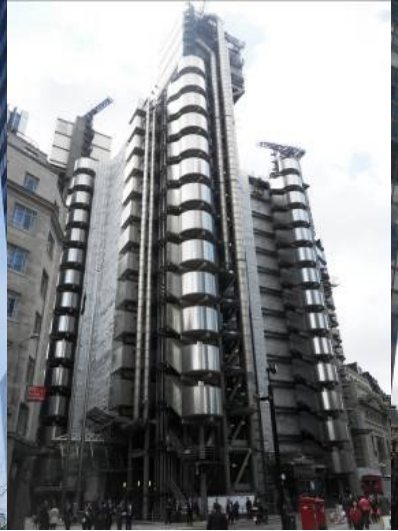


Photo 5: Lloyd's Building



Photo 6: 30 St Mary Axe



Photo 7: Leadenhall Building



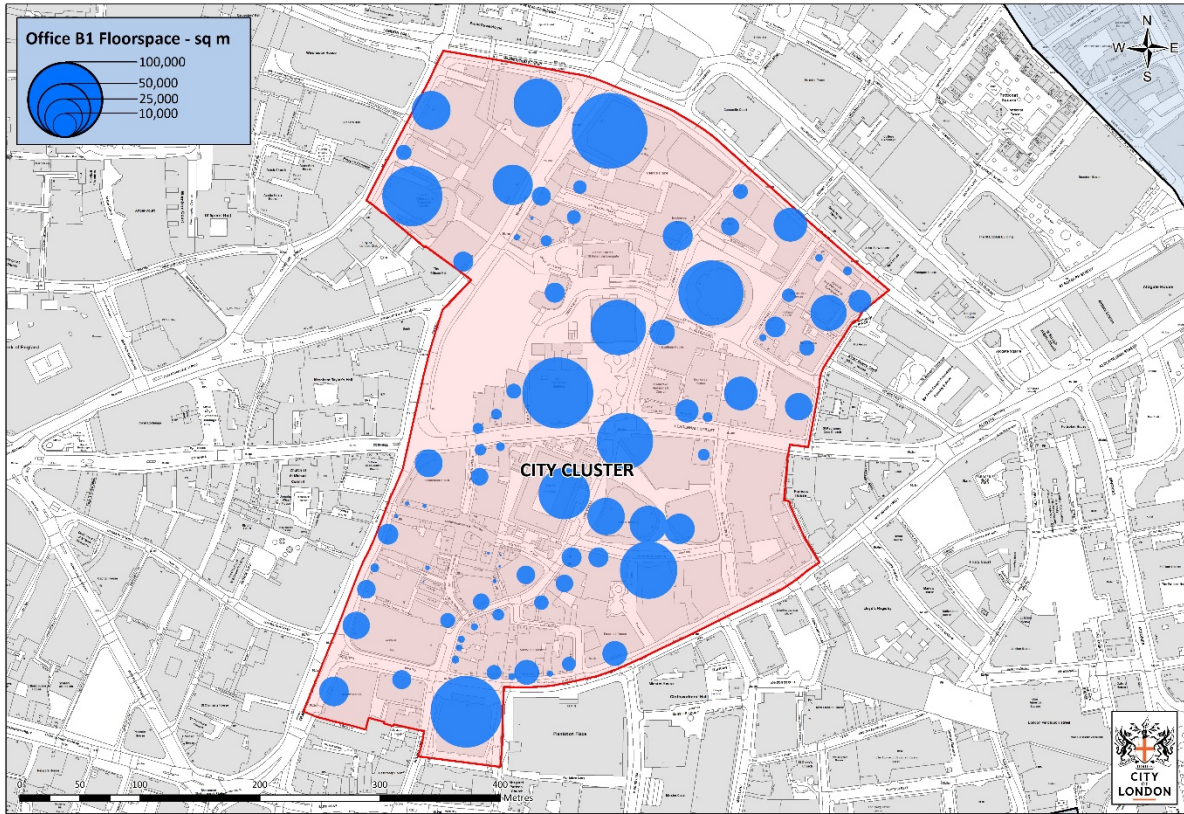
Photo 8: 20 Fenchurch Street



Photo 9: 52 Lime Street

Map 7 shows the distribution of B1 office floorspace in the City Cluster Office Study Area

Offices in the City of London



Map 7: B1 Office Floorspace Distribution in the City Cluster Office Study Area as at 31st March 2020

Fleet Street and Ludgate

The Fleet Street and Ludgate Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S22) covers the vicinity of the processional route from Fleet Street through to St Paul's Cathedral at the eastern end of Ludgate Hill.

The area comprises an estimated 495,900m² of B1 Office floorspace, which is 5.3% of the City total. The density of B1 Office floorspace of this office study area is 30,400m² per hectare, close to the City average.

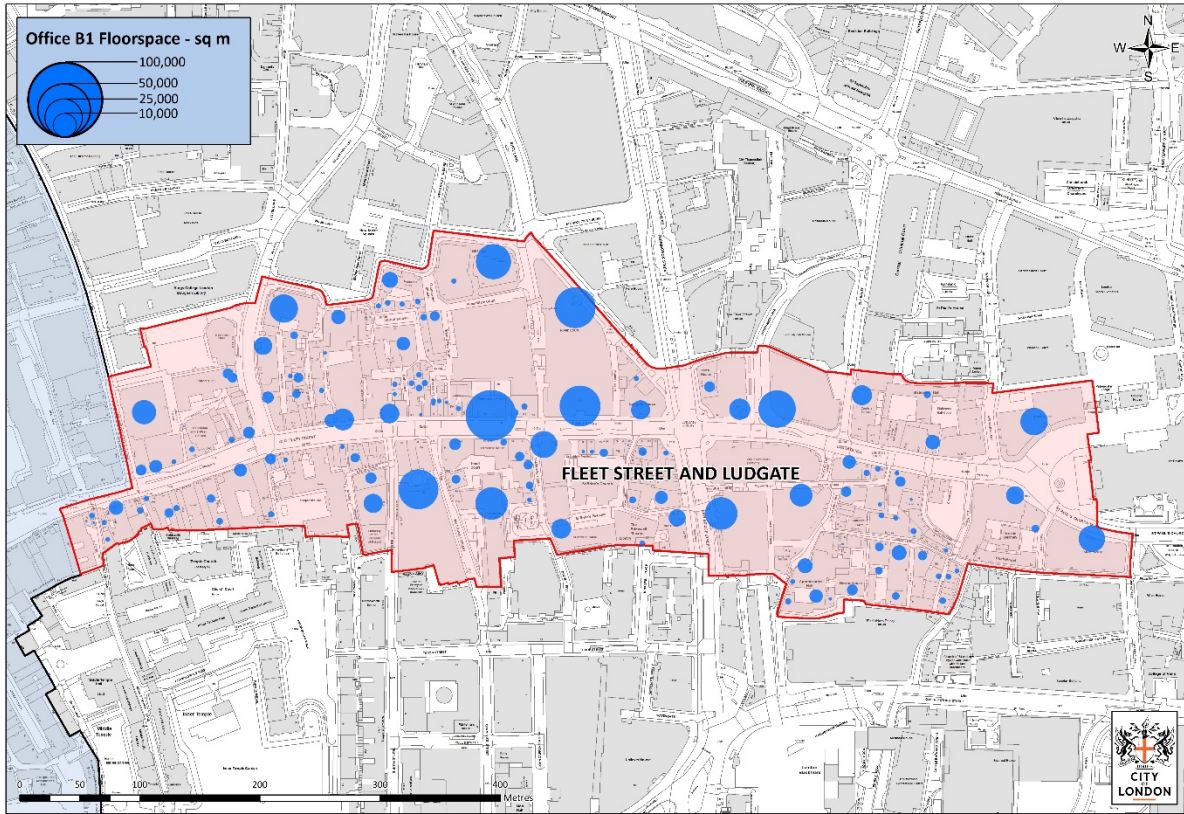
This area has a wide variety of office sizes. There are a large number of office addresses with less than 5,000m² of B1 Office floorspace, particularly within the Fleet Street and parts of the St Paul's Cathedral Conservation Areas. Larger more recently redeveloped buildings such as 60 Ludgate Hill (Photo 10) are found outside these Conservation Areas. The Fleet Street Principal Shopping Centre seeks to retain the retail character at street level in this area. Most of the offices on Fleet Street occupy the upper floors in smaller buildings, although the PSC also has a number of larger office buildings with over 25,000m² of B1 Office floorspace, such as at 120 Fleet Street. The St Paul's Heights Policy applies to the east of the area at Ludgate Hill. The Proposed Submission Draft City Plan 2036 also recognises views of the Cathedral along the processional route of Fleet Street and Ludgate Hill and development proposals visible from agreed assessment points should ensure that they do not impinge on the ability of the viewer to recognise and appreciate the dome of St Paul's Cathedral, and that they maintain the current clear sky background to the Cathedral.

Map 8 shows the distribution of B1 office floorspace in the Fleet Street and Ludgate Office Study Area.



Photo 10: 60 Ludgate Hill

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Map 8: B1 Office Floorspace Distribution in the Fleet Street and Ludgate Office Study Area as at 31st March 2020

Smithfield and Barbican

The Smithfield and Barbican Office Study Area (Proposed Submission Draft City Plan 2036 Strategic Policy S23) covers the vicinity of the Smithfield and areas north of Holborn Viaduct, St Bartholomew's Hospital, the Barbican, Golden Lane and areas north of London Wall and west of Moorgate.

The area comprises an estimated 708,100m² of B1 Office floorspace, which is 7.6% of the City total. The density of B1 Office floorspace in this office study area is 15,000m² per hectare, less than half the City average.

The Smithfield and Barbican area has significant non-office uses such as St Bartholomew's Hospital and Smithfield Market. It also has the City's largest Housing areas at the Barbican and Golden Lane Estates and at Smithfield which is a mixed-use area. The Proposed Submission Draft City Plan 2036 Strategic Policy S3 protects existing housing and guides new housing development to sites in or near existing residential areas. Therefore, there is limited scope for office development in these areas.

Further constraints on office development include heights limitations set out in the St Paul's Heights Policy which covers much of the Smithfield area and the London View Management Framework. The area also has three Conservation Areas at Smithfield, Barbican and Golden Lane, and Brewery.

The Proposed Submission Draft Local Plan encourages a number of non-office land uses in the area including the relocation of the Museum of London to Smithfield, the potential development of a new Centre for Music on the current site of the Museum of London on London Wall, provision of cultural facilities and uses within buildings and the public realm and the provision of additional retail, hotel and leisure uses in appropriate locations.

The Smithfield area is characterised by buildings of mostly lower height and has many smaller offices. Larger office buildings can be found along Aldersgate Street London Wall and east of the Barbican. There are a number of tall buildings in these areas where there are no Protected Views policy restrictions such as 200 Aldersgate Street (Photo 11), Alban Gate (Photo 12), City Point (Photo 13) and London Wall Place (Photo 14).

Significant current redevelopment activity at London Wall and Crossrail sites at Moorgate will increase the B1 Office floorspace in this area in the near future.

Offices in the City of London

Map 9 shows the distribution of B1 office floorspace in the Smithfield and Barbican Office Study Area.



Photo 11: 200 Aldersgate Street

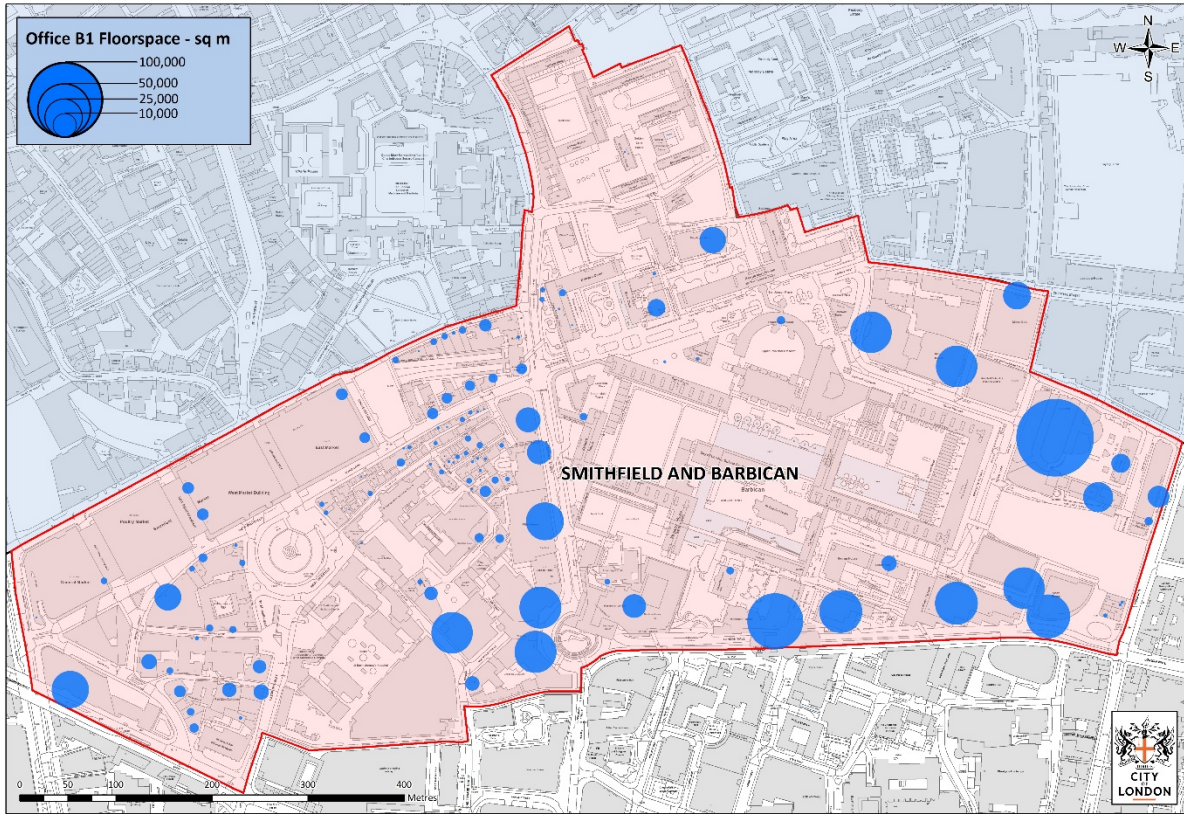
Photo 12: Alban Gate



Photo 13: City Point

Photo 14: London Wall Place

Offices in the City of London



Map 9: B1 Office Floorspace Distribution in the Smithfield and Barbican Office Study Area as at 31st March 2020

Liverpool Street

The Liverpool Street Office Study Area (Proposed Submission Draft City Plan 2036 2036 Strategic Policy S26) covers the area north of London Wall and Wormwood Street and east of Bishopsgate. Much of the area is comprised of Liverpool Street Station and Broadgate – the largest privately managed office estate in the City.

The area comprises an estimated 701,500m² of B1 Office floorspace, which is 7.5% of the City total. The density of B1 Office floorspace in this office study area is 37,100m² per hectare, greater than the City average.

Broadgate is predominantly comprised of large floorspace office buildings. The completion of 5 Broadgate (Photo 15) significantly increased the amount of office floorspace in this area. With the exception of the Broadgate Tower (Photo 16), the tallest buildings are either just above or just below 75m AOD in height.

Further office development on sites within Broadgate is under construction at 100 Liverpool Street and permitted at a number of sites including 2-3 Finsbury Avenue. There are also smaller to medium-sized office buildings within the area particularly within the New Broad Street and Bishopsgate Conservation Areas.

The London View Management Framework Protected Vista Assessment Areas affect the potential height of developments in parts of the Office Study Area.

Map 10 shows the distribution of B1 office floorspace in the Liverpool Street Office Study Area.

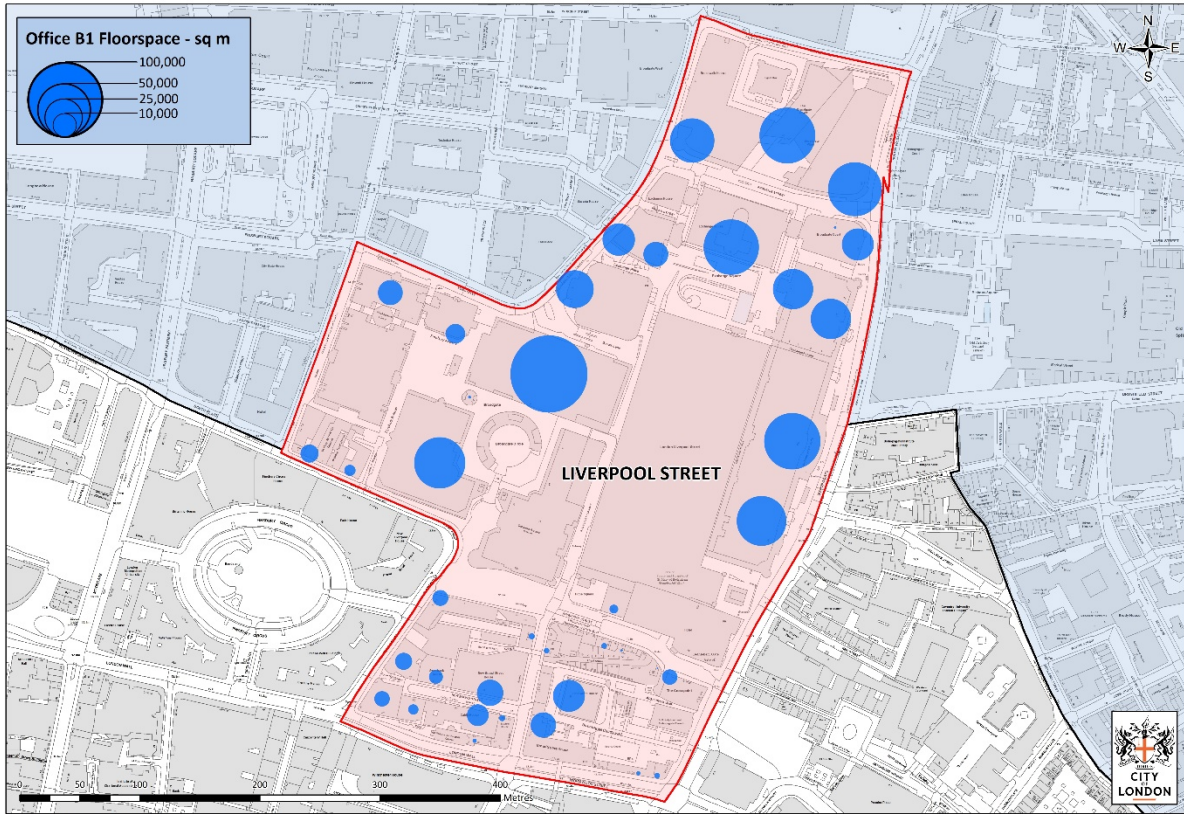


Photo 15: 5 Broadgate



Photo 16: Broadgate Tower

Offices in the City of London



Map 10: B1 Office Floorspace Distribution in the Liverpool Street Office Study Area as at 31st March 2020

Bank

The Bank Office Study Area comprises the Bank and Finsbury Circus Conservation Areas and a few surrounding buildings.

The area comprises an estimated 1,341,900m² of B1 Office floorspace, which is 14.4% of the City total – the largest of any Office Study Areas. The density of B1 Office floorspace in this office study area is 41,200m² per hectare, the third largest of any Office Study Areas.

Although this area is mostly within Conservation Areas, office buildings tend to be larger in the Bank Conservation Area compared to other Conservation Areas. They are mostly built to 5-7 storeys with between 5,000m² and 15,000m² of B1 Office floorspace. There are a significant number of Listed Buildings in the area.

There are some larger office buildings from recent redevelopments such as 12 Throgmorton Avenue close to much smaller offices in historic buildings such as at Austin Friars (Photo 17). This area, and others such as around Cornhill and Moorgate are dominated by smaller office buildings.

Elsewhere within Bank Conservation Area, larger office buildings of 10-50,000m² of B1 office floorspace and above predominate, such as 1 Poultry (Photo 18), the Walbrook Building (Photo 19). There are also tall buildings at 125 Old Broad Street (Photo 20) and New Court. The Bank of England itself provides a large amount of non-commercial office floorspace.

Map 11 shows the distribution of B1 office floorspace in the Bank Office Study Area.



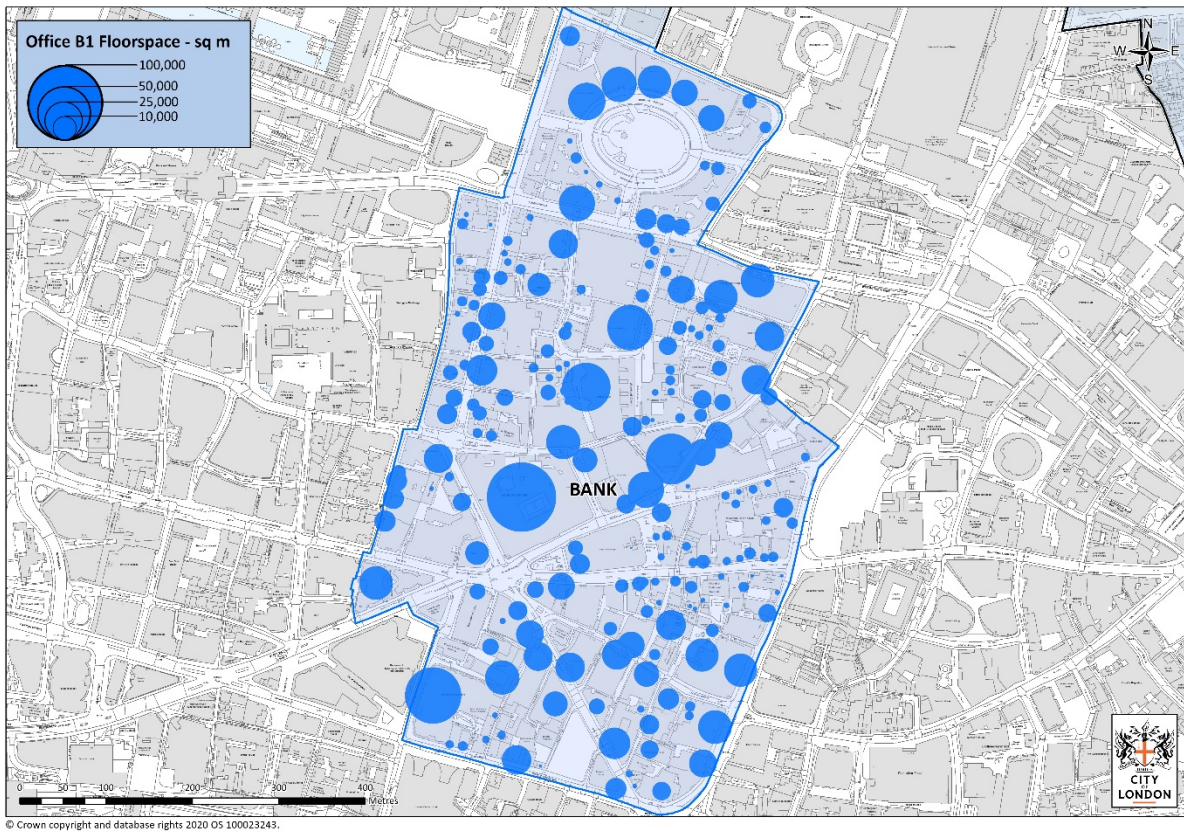
Photo 17: Austin Friars

Photo 18: 1 Poultry

Offices in the City of London



Photo 19: The Walbrook Building Photo 20: 125 Old Broad Street



Map 11: B1 Office Floorspace Distribution in the Bank Office Study Area as at 31st March 2020

Central Riverside

The Central Riverside Office Study Area comprises the area south of Queen Victoria Street and Cannon Street, east of Peter's Hill and west of King William Street. The area is also part of the Thames Policy Area (Proposed Submission Draft City Plan 2036 Strategic Policy S12).

The area comprises an estimated 583,100m² of B1 Office floorspace, which is 6.3% of the City total. The density of B1 Office floorspace of this office study area is 28,200m² per hectare, just under the City average.

This is an area of mixed-size offices of predominantly low height in the context of the City. Smaller offices with less than 10,000m² of B1 Office floorspace predominate in the Queen Street Conservation Area. There are larger office buildings elsewhere but building heights are limited by the St Paul's Heights Policy which applies through the western part of the area, whilst the London View Management Framework viewing corridors from Greenwich Park and Blackheath Point and the Monument Views additionally limit building heights further east.

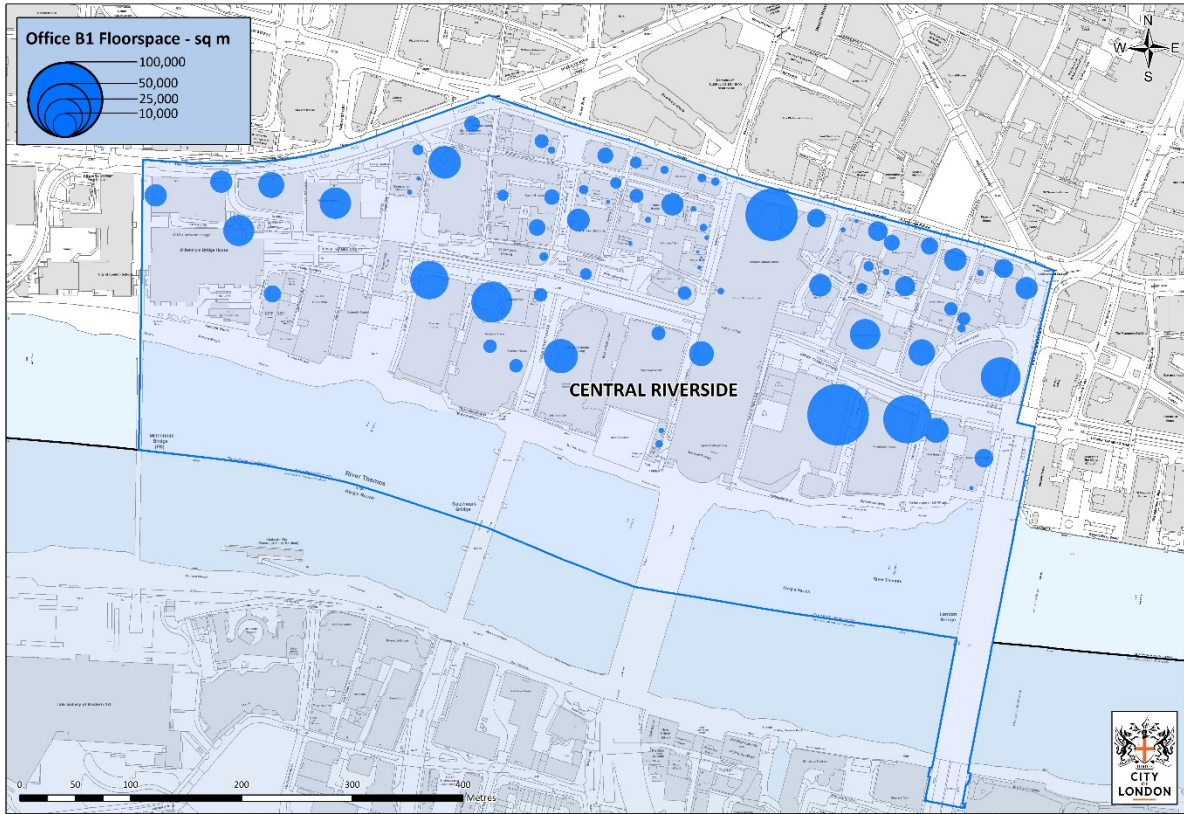
Developments such as 1 Angel Lane have been designed in such a way to maximise the building height (and lettable office floorspace) in different parts of the site whilst still complying with the relevant policy heights restrictions. This can create a noticeable 'cliff' in the building heights where the lower height restrictions of the St Paul's Heights Policy cut diagonally across the site (Photo 21). The area also contains the Queenhithe residential area.

Map 12 shows the distribution of B1 office floorspace in the Central Riverside Office Study Area.



Photo 21: 1 Angel Lane

Offices in the City of London



Map 12: B1 Office Floorspace Distribution in the Central Riverside Office Study Area as at 31st March 2020

City Central

The City Central Office Study Area comprises the area south of London Wall, east of St Martin's-le-Grand and New Change, west of Coleman Street, Old Jewry and Walbrook and north of Queen Victoria Street and Cannon Street.

The area comprises an estimated 1,113,600m² of B1 Office floorspace, which is 12.0% of the City total. The density of B1 Office floorspace in this office study area is 42,600m² per hectare, the second largest of any Office Study Area.

The areas surrounding London Wall and towards Gresham Street are characterised by large office buildings such as 88 Wood Street (Photo 22) as well as other more recent redevelopments such as 5 Aldermanbury Square. Most of the buildings adjacent to London Wall are over 75m in height. Further south, parts of the area are within the Foster Lane, Guildhall and Bow Lane Conservation Areas. The character of the built environment in these Conservation Areas is of many smaller offices in mostly older buildings of 6 storeys or less, within predominantly mixed-use areas.

Bow Lane is part of the Cheapside Principal Shopping Centre (PSC) where retail is the dominant use at ground level. This character is protected by Proposed Submission Draft City Plan 2036 Strategic Policy S5 which aim to develop the area as the City's 'high street' and resist the loss of retail frontages or floorspace across the PSC. Along Cheapside is the One New Change office/retail development with 65,000m² of B1 office floorspace on the upper floors of the development (Photo 23).

Around Cheapside, a number of large office buildings have been developed in recent years, increasing the floorspace as well as creating more modern office stock. Examples include 100 Cheapside (Photo 24), 150 Cheapside, 30 Gresham Street, and Bow Bells House, the last of which falls within Bow Lane Conservation Area. Also, in the south of the area is the recently completed Bloomberg Place comprising two linked buildings with over 100,000m² of B1 office floorspace in total.

Map 13 shows the distribution of B1 office floorspace in the City Central Office Study Area.

Offices in the City of London



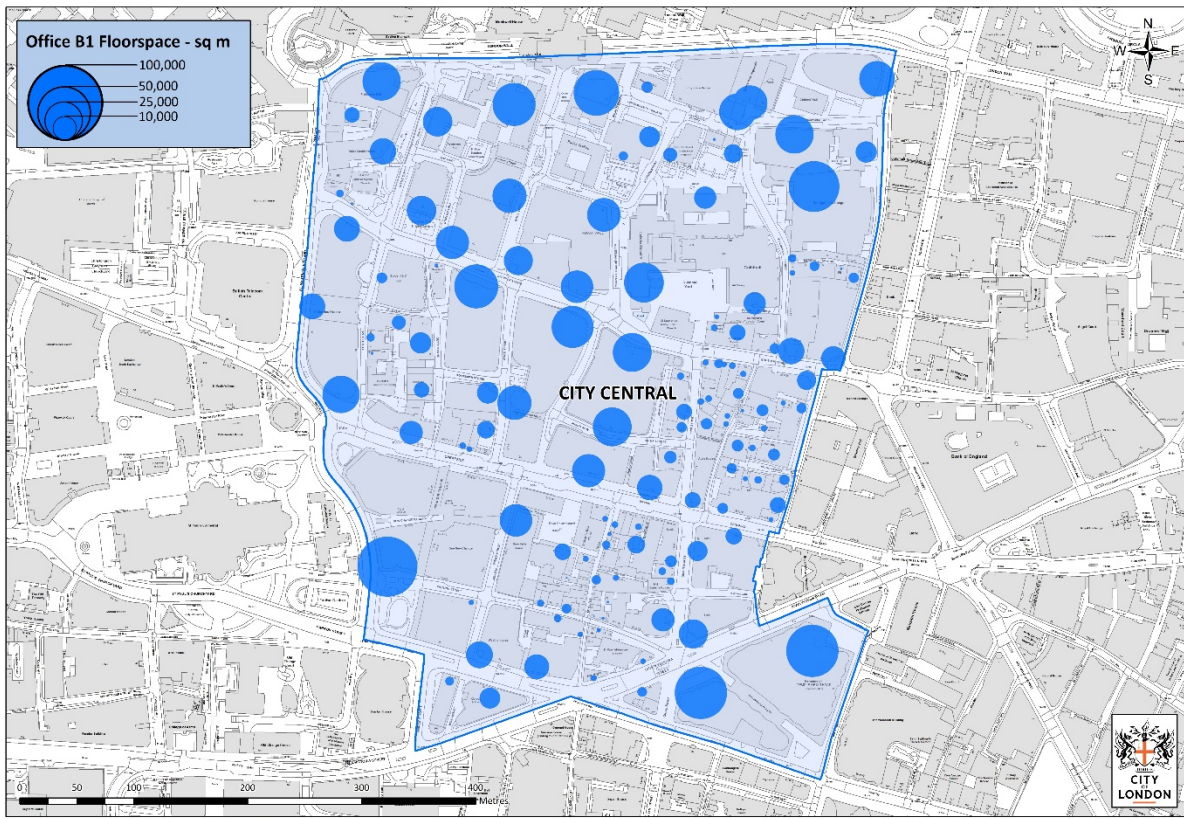
Photo 22: 88 Wood Street



Photo 23: One New Change



Photo 24: 100 Cheapside



Map 13: B1 Office Floorspace Distribution in the City Central Office Study Area as at 31st March 2020

City North East

The City North East Office Study Area comprises the area east of Bishopsgate and the City Cluster, west of St Botolph Street and White Kennet Street and north of Leadenhall Street.

The area comprises an estimated 457,400m² of B1 Office floorspace, which is 4.9% of the City total. The density of B1 Office floorspace in this office study area is 40,100m² per hectare, which is above the City average.

The north of the area lies within the Bishopsgate Conservation Area. Most buildings here are 3-6 storeys in height and comprise small office addresses in a mixed-use area. Other mixed-use schemes in this area for which offices comprise the major component include Devonshire Square (Photo 25). There are larger office buildings in the south of the area such as the St Botolph Building and 1 Creechurch Place (Photo 26) and 110 Bishopsgate which is a tall building at the north edge of the City Cluster (Photo 27).

Map 14 shows the distribution of B1 office floorspace in the City North East Office Study Area.

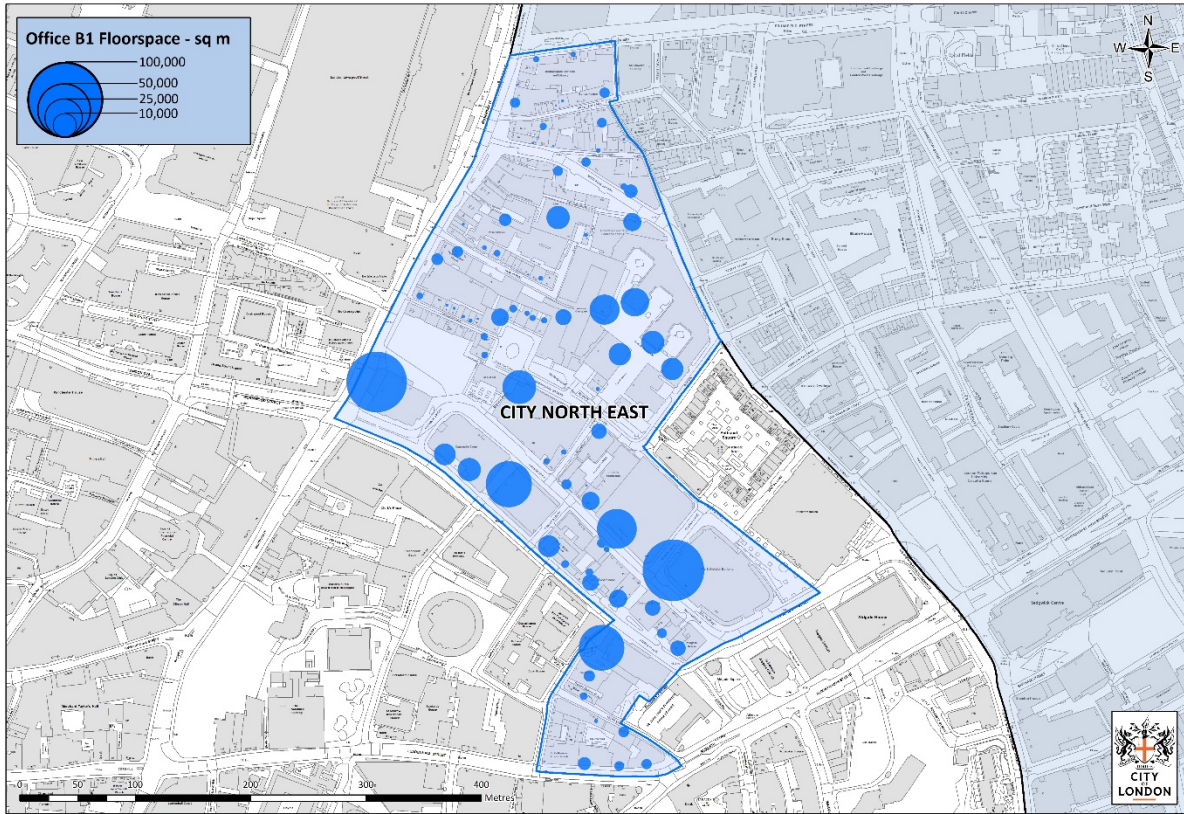


Photo 25: Devonshire Square

Photo 26: 1 Creechurch Place

Photo 27: 110 Bishopsgate

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Map 14: B1 Office Floorspace Distribution in the City North East Office Study Area as at 31st March 2020

City South East

The City South East Office Study Area comprises the area predominantly south of Fenchurch Street, north of Lower Thames Street and Byward Street, west of Gracechurch Street and King William Street and east of Minories. The area is also part of the Thames Policy Area (Proposed Submission Draft City Plan 2036 Strategic Policy S17).

The area comprises an estimated 721,500m² of B1 Office floorspace, which is 7.8% of the City total. The density of B1 Office floorspace in this office study area is 31,900m² per hectare, close to the City average.

There are a number of Conservation Areas within the area at Eastcheap, Lloyd's Avenue, Fenchurch Street Station, Trinity Square and Crescent. Those at Eastcheap and Lloyd's Avenue are characterised by historic office buildings mostly of around 5-storeys with typically less than 5,000m² of B1 Office floorspace. The southern part of this area is subject to the London View Management Framework height restrictions and the Monument Views Policy. Part of the area is within the Local Setting Area of the Tower of London World Heritage Site.

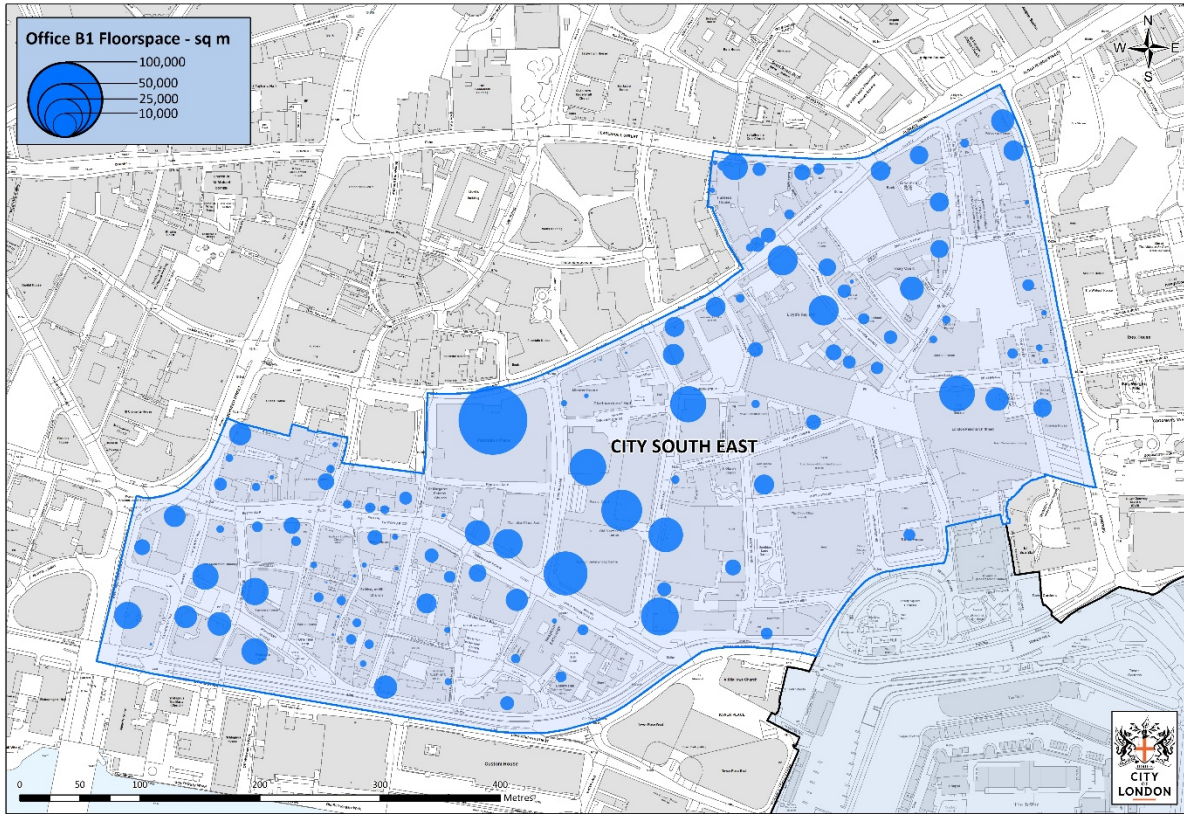
In areas not subject to heights constraints, there are a number of tall buildings with over 50,000m² of B1 Office floorspace such as Minster Court and Plantation Place (Photo 28) in locations adjacent to the City Cluster.

There are a number of non-office uses in this area, notably the emerging cluster of hotels in the vicinity of the Tower of London. Map 15 shows the distribution of B1 office floorspace in the City South East Office Study Area.



Photo 28: Plantation Place

Offices in the City of London



Map 15: B1 Office Floorspace Distribution in the City South East Office Study Area as at 31st March 2020

Holborn

The Holborn Office Study Area comprises the north west of the City, west of Farringdon Street, north of the blocks adjacent to Fleet Street.

The area comprises an estimated 657,700m² of B1 Office floorspace, which is 7.1% of the City total. The density of B1 Office floorspace in this office study area is 38,700m² per hectare which is above the City average.

Constraints on office development include heights limitations from the London View Management Framework in much of the area. The west of the area also lies within the Chancery Lane Conservation Area. Consequently, most of this Office Study Area is identified as being inappropriate for tall buildings.

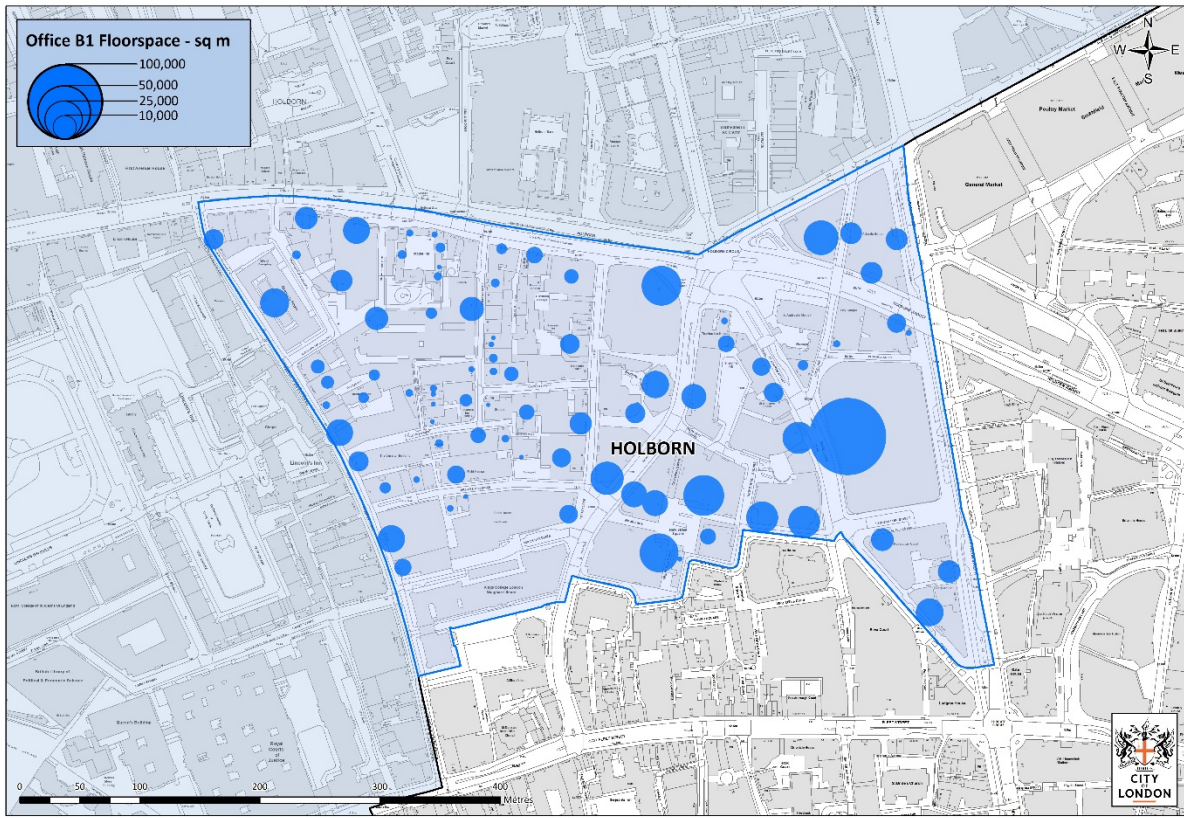
This area has a wide variety of office sizes. There are a large number of office addresses with less than 5,000m² of B1 Office floorspace, particularly within the Chancery Lane and other Conservation Areas. Larger more recently redeveloped buildings such as 33 Holborn and the New Street Square mixed-use office development (Photo 29) are found outside these Conservation Areas. 40 Shoe Lane, completed in 2019, increased the B1 Office floorspace in this Office Study Area significantly.

Map 16 shows the distribution of B1 office floorspace in the Holborn Office Study Area.



Photo 29: 1 New Street Square

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Map 16: B1 Office Floorspace Distribution in the Holborn Office Study Area as at 31st March 2020

St Paul's

The St Paul's Office Study Area comprises the area south of Holborn Viaduct and St Bartholomew's Hospital, east of Farringdon Street, west of St Martins-le-Grand and New Change, north of Queen Victoria Street, excluding the vicinity of Ludgate Hill.

The area comprises an estimated 706,200m² of B1 Office floorspace, which is 7.6% of the City total. The density of B1 Office floorspace in this office study area is 31,900m² per hectare, close to the City average.

This area has a variety of office sizes. There are a number of office addresses with less than 5,000m² of B1 Office floorspace, particularly within the St Paul's Cathedral Conservation Area, most of the rest of the area is characterised by medium-sized office buildings.

Constraints on office development include heights limitations from the St Paul's Heights Policy and the London View Management Framework in most of the area. Consequently, these areas are identified in the Local Plan as being inappropriate for tall buildings.

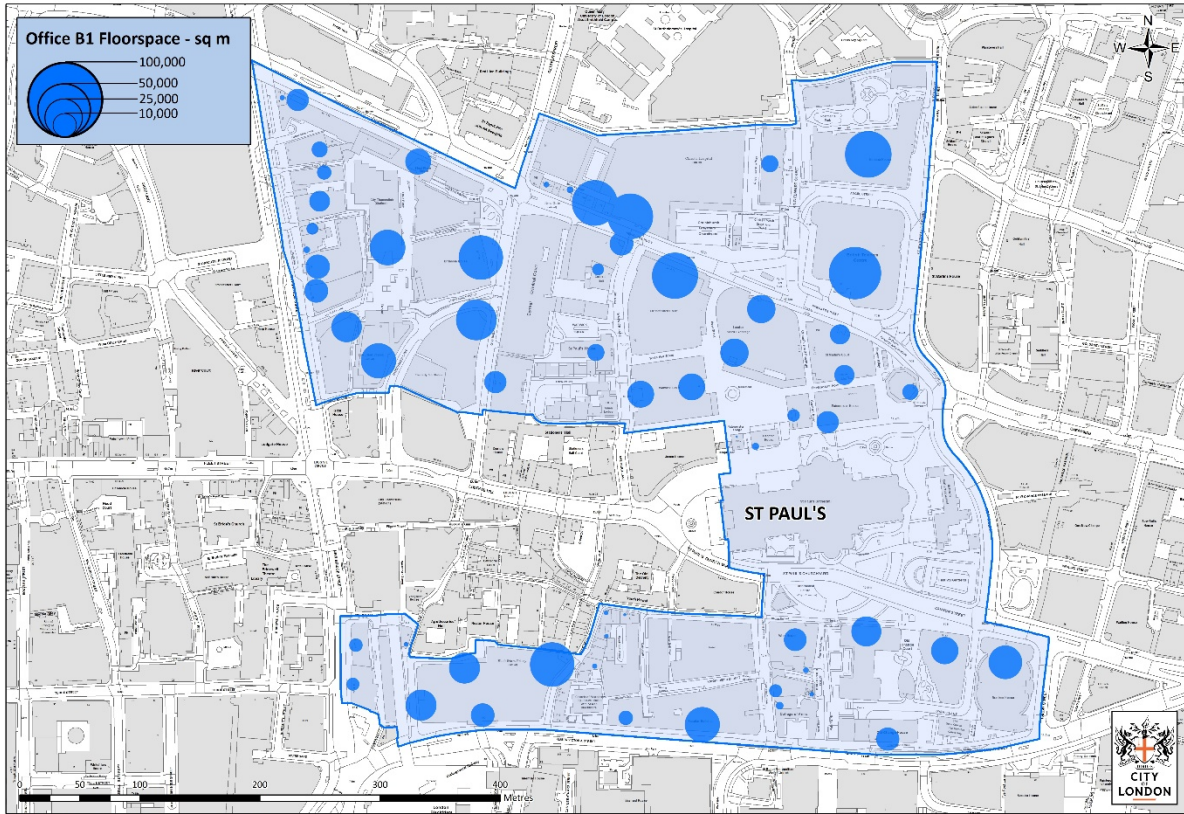
To the north of St Paul's Cathedral is Paternoster Square (Photo 30). Completed in 2003, the scheme is home to several investment banks as well as the London Stock Exchange. The development is made up of large office buildings, mostly with between 9,000 - 38,000m² of B1 office floorspace, with retail on many of the ground floor frontages. The height of buildings is limited by the St Paul's Heights Policy.

Map 17 shows the distribution of B1 office floorspace in the St Paul's Office Study Area.



Photo 30: Paternoster Square

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Map 17: B1 Office Floorspace Distribution in the St Paul's Office Study Area as at 31st March 2020

Temples / Whitefriars

The Temples / Whitefriars Office Study Area comprises the area of the Inner and Middle Temple and adjacent blocks to the east toward New Bridge Street. The area is also part of the Thames Policy Area (Proposed Submission Draft City Plan 2036 Strategic Policy S17).

The area comprises an estimated 217,600m² of B1 Office floorspace, which is 2.3% of the City total. The density of B1 Office floorspace in this office study area is 19,700m² per hectare, well below the City average.

The Temples is a distinctive Conservation Area that provides specialist office accommodation for the legal profession. Most of the office addresses here have less than 1,000m² of floorspace in total, and many are divided into numerous smaller units used for barristers' chambers. Most buildings are typically of 5 storeys or less (Photo 31). The Temples is also a Residential Area and many upper floors within the Temples have residential accommodation.

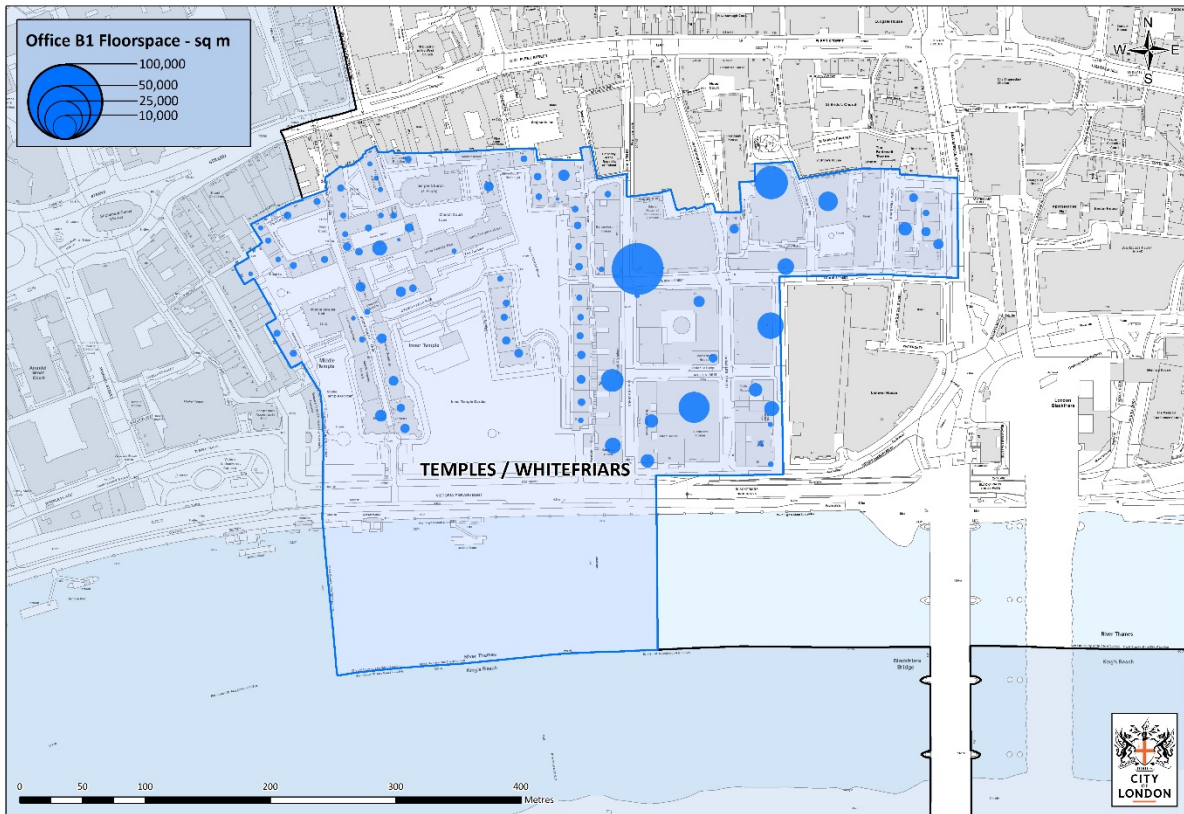
Much of the neighbouring Whitefriars area lies within the Whitefriars Conservation Area. There are a number of medium to large office addresses here within historic buildings. The St Paul's Heights Policy and the London View Management Framework affect most of the area to protect views of the Cathedral from sites along the south bank and from the Thames bridges.

Map 18 shows the distribution of B1 office floorspace in the Temples / Whitefriars Office Study Area.



Photo 31: The Temples

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Map 18: B1 Office Floorspace Distribution in the Temples / Whitefriars Office Study Area as at 31st March 2020

Appendix 1 – Data Assembly

Definition of B1 Office Floorspace Data

The Town and Country Planning (Use Classes) Order 1987 is a statutory instrument which defines broad uses for buildings and other land. Use Class Order B1 is for Business and is divided into three sub-categories. Class B1a is for Offices. Within the City of London all B1 use falls within this particular sub-category. Thus, for the City of London, reviewing all Use Classes Order B1 (B1 Office in this report) will provide a sound information source for analysing office stock distribution. Guidance on the measurement of B1 Office floorspace is provided in Appendix 2.

The information contained in this report relates to the B1 Office Use Class in operation at 31 March 2020.

Land and Property Information for the City of London

The definitive list of property addresses for the City of London is provided by the Local Land and Property Gazetteer (LLPG). Each record is assigned a Unique Property Reference number (UPRN). The Land Use is classified for each UPRN. Those addresses whose primary use is for Offices are coded as CO1 (**Commercial > Offices > Offices & Work Studios**) in accordance with the “GeoPlace Data Entry Conventions and Best Practice for Addresses v3.4” (GeoPlace, 2016). Thus, for each of the records coded as CO1 in the LLPG, the relevant floorspace has been identified. A number of sources have been assessed and integrated to provide this floorspace information. These sources are evaluated below.

Data Sources

Land Use Survey (2000)

Estimates of floorspace from 1998-2000 analysed by Use Classes Order.

The data resulting from this survey has not been maintained or updated since 2000 and so is considerably outdated. The Land Use Survey data was linked to the UPRNs at the time of the survey and where this corresponded to a current Office UPRN, this was accepted as a match.

Floorspace figures in the Land Use Survey were assembled from floor plans or, where relevant plans were not available, an estimate was made based upon percentage calculations of site area. The floorspace data provided is gross floorspace

which is measured from the outside surfaces of the exterior walls. It includes circulation spaces, ducting, corridors, stairs, lifts and relevant servicing and parking.

Development Monitoring Completions (From 1990-2020)

Proposed floorspace records for completed redevelopments analysed by Use Classes Order.

Data has been updated for all completions on sites over 1,000m² since 1990. In many cases this supersedes data from the Land Use Survey 2000. Where a planning application covers multiple office addresses, a breakdown of the floorspace for each address has been allocated according to data taken from (or a best estimate from) the planning application and associated plans. Where this data was not available, the floorspace has been divided equally between the office addresses on the relevant site. The exception is where secondary entrances have been identified. These have been allocated a figure of zero, with the floorspace allocated to the principal addressable entrance.

Valuation Office Agency (VOA)

Rateable area measurements coded by VOA classification.

The measurement of the VOA office floorspace is based on a different set of parameters from that of planning applications and therefore a direct correlation of the different floorspace measurements for a given building cannot be made.

However, where a quality assessment of the Land Use data has been required, the VOA records have been assessed to ensure that the records show a reasonable level of correlation of the office floorspace values with other data sources. This generally applies to smaller and traditional office buildings where Land Use survey data was estimated.

In many cases, the areas for multiple office units have been summed where they occupy a single office address.

Appendix 2 – Measurement and Classification of B1 Office Floorspace Data

There are a range of methods for measuring floorspace and the type of floorspace to include in the statistics. This sets out the approach for measuring B1 Office gross floorspace which is consistent with the definition in the Town and Country Planning (Use Classes) Order 1987.

Gross External measurement applies to all estimated floorspace records and from the planning permission records from 1990/91 through to 2010/11.

The measurement of gross external floorspace includes:

- Perimeter wall thickness and projections.
- Areas occupied by internal walls and partitions.
- Columns, piers, chimney-breasts, stairwells and the like.
- Lift rooms, plant rooms, tank rooms, fuel stores whether or not above the main roof level.
- Open-sided covered areas and enclosed car-parking areas.
- Open-sided covered areas and service and storage areas.

Gross external floorspace excludes:

- Open balconies.
- Open covered ways or minor canopies.
- Open vehicle parking areas, terraces and the like.
- Areas with headroom of less than 1.5m.

For planning applications there has been a revision to the measurement criteria for floorspace measurement from gross external to gross internal. Thus, the measurement for new office schemes completed for the financial year 2011/12 onwards are recorded in Gross Internal.

As at 2019, the prime measurement of the office floorspace statistics recorded in the data are those measured in Gross External with a smaller number of Gross Internal measurements on schemes completed since the financial year 2011/12.

Appendix 3 – Contacts

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The City of London Corporation is the Local Authority for the financial and commercial heart of Britain, the City of London.

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