City of London Housing Study
Area Profiles

The location and characteristics of housing in the City of London study areas

Data as at 31st March 2018

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As at 31 March 2018
Executive Summary

The City of London contains ten concentrations of residential units, termed ‘study areas’, each located within one of the five Key City Places defined in Paragraph 2.7 of the City of London Local Plan, or within areas outside of the Key City Places, termed ‘Rest of the City’.

Four study areas comprise primarily residential estates at:

- Barbican (2,141 units), located in The North of the City, which was constructed on land devastated by wartime bombings; 74 units were completed at Blake Tower in 2017;
- Golden Lane (670 units), located in The North of the City, including a private residential estate and some adjacent residential blocks;
- Mansell Street (248 units), located in Aldgate, including three residential blocks in the east of the City and
- Middlesex Street (224 units), located in Aldgate and set around a private courtyard.

Six study areas are in mixed use areas, where the primary use is not residential:

- Smithfield (781 units), located in The North of the City, adjacent to the historic meat market; 37 units were completed at Vicary House in 2018;
- Queenhithe (321 units), located in Thames and the Riverside and comprising four modern housing blocks adjacent to the River Thames;
- Temples (106 units), located in Thames and the Riverside, within an area containing several historic buildings where the primary use is legal chambers;
- City West (352 units), located in the Rest of the City, comprising residential blocks in an area where several new-build schemes have been implemented;
- Carter Lane (266 units), located in the Rest of the City and situated on back streets near St. Paul’s Cathedral and
- Botolph (199 units), located in the Rest of the City in an area where several buildings have been converted to residential uses.

A range of residential units are located outside of the study areas; an analysis by Key City Place shows that:

- 660 are located in The North of the City, mostly in a sporadic pattern;
- 111 are located in Cheapside and St. Paul’s, primarily at Bow Lane and Mitre Street;
- 49 are located in the Eastern Cluster, primarily at Creechurch Lane and Mitre Street;
- 114 are located at Aldgate, located at Minories and adjacent Streets;
- 477 are located at Thames and the Riverside, most significantly towards the east and
- A further 519 are located outside of the Key City Places (‘Rest of the City’), primarily in small clusters.
Section 1: Introduction

The report, City of London Housing Stock, sets out an overview of the housing stock in the City of London. This includes an overview of spatial distribution analysed by Study Areas. The purpose of this paper is the to build upon this spatial analysis and set out the location, history, housing profile, population profile and facilities of the ten study areas.

Based on the policy context of the Key City Places, set out in the City of London Local Plan, the housing profile of the City of London is analysed in three key themes:

- **Residential estates** at Barbican, Golden Lane, Mansell Street and Middlesex Street;
- **Mixed-use areas** at Smithfield, Queenhithe, the Temples, City West, Carter Lane and Botolph and
- Housing distribution in areas of primarily commercial use outside of the study areas;

The spatial distribution of housing is set out in Maps 1, 2 and 3.
Housing Study Area Profiles

Map 2: Mansell Street, Middlesex Street and Botolph Study Areas

Map 3: Temples, City West and Carter Lane Study Areas
Section 2: Profiles of Primarily Residential Estates

Introduction

This section analyses housing provision within locations designated as residential areas, where housing is the principal use.

Barbican Estate

Location

The Barbican Estate study area is a residential estate located on land bounded by Aldersgate Street, Beech Street, Moor Lane and Fore Street.

There are good public transport links, with access to Barbican and Moorgate underground stations, which have connections to King’s Cross, St. Pancras and Paddington Stations. Moorgate Station also provides direct access to National Rail services and will have access to Crossrail services from December 2018; there are bus stops at Aldersgate Street.

Map 1 illustrates the spatial distribution of housing in the Barbican Estate.

History

The Barbican Estate was constructed between 1965 and 1976 on 40 acres of wasteland, created by World War II bombing at the City’s northern edge. It is the largest housing development in the City of London, and was designed by Chamberlin, Powell and Bon as a traffic-free housing precinct, linked by elevated walkways.

Residential units are situated within 13 large terraced blocks and four tower blocks; the buildings, which are Grade II listed, are examples of ‘brutalist’ architecture. The Barbican Estate Listed Building Management Guidelines provide advice for developers and residents. The estate was designated as a conservation area on 31st October 2018 as part of the Barbican and Golden Lane Conservation Area.

Housing Profile

As at 31st March 2018, the Barbican Estate study area contained 2,141 residential units; this includes several large residential blocks, the largest of which are:

- Ben Jonson House (204 units);
- Defoe House (177 units);
- Thomas More House (166 units);
- Willoughby House (148 units) and
- John Trundle Court (132 units).

The four tower blocks which contain residential units are:
Housing Study Area Profiles

- Lauderdale Tower (117 units);
- Shakespeare Tower (116 units);
- Cromwell Tower (111 units) and
- Blake Tower (74 units, see Picture 1)

There are also several smaller scale residential blocks; Bryer Court has 56 units, while other blocks have fewer than 30 units.

There has been minimal change to the total number of residential units since the estate was initially constructed. This is primarily due to limitations on changes allowed to listed buildings\(^1\). The exceptions are:

- The conversion of Blake Tower (formerly the Barbican YMCA) to C3 use (completed in 2017);
- 68 flats at Frobisher Crescent, converted from office use;
- Infilling to create additional flats and
- Merging of flats to create larger units.

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\(^1\) Set out in the Barbican Estate Listed Building Management Guidelines.
Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Barbican Estate:

- The largest resident base of the City of London study areas, with 2,990 residents;
- The average number of residents per dwelling was 1.74;
- An ageing population compared to the City of London profile; 51% of residents are aged over 45 years;
- The highest proportion of owner-occupation in the City of London (63%) and
- A significant proportion of residents (89%) in good health, and not limited in daily activities.

Facilities

Facilities within the estate include:

- The Barbican Arts and Conference Centre (including an art gallery, theatre, cinema, conservatory and dining facilities);
- A public library;
- Conference facilities;
- The church of St. Giles;
- Two educational facilities; the City of London School for Girls and the Guildhall School of Music and Drama;
- Large residents’ gardens and outdoor play facilities and
- Barbican Dental Practice, located at Wallside.
Golden Lane Estate

Location

The Golden Lane Estate study area primarily comprises the Golden Lane Estate and several adjacent residential buildings. This study area is located at one of the northernmost points of the City of London - directly north of the Barbican Estate - between Goswell Road, Fann Street and Golden Lane.

Map 1 illustrates the spatial distribution of housing in the Golden Lane Estate study area.

History

The Golden Lane Estate was built during the 1950s and 1960s at a high density on a seven-acre site, previously devastated by World War II bombing. The architects were Chamberlin, Powell and Bon and the first parts were completed in 1957. The buildings are Grade II and II* listed, with several maisonette blocks set within a traffic-free private area, with a design that reflects the influence of the architect Le Corbusier.

The Golden Lane Estate is maintained by the City of London Corporation; the Supplementary Planning Document (SPD), Golden Lane Estate Listed Building Guidelines provides advice for developers and residents. The estate was designated as a conservation area on 31st October 2018 as part of the Barbican and Golden Lane Conservation Area.

This study area was originally located within the London Borough of Islington, prior to the 1994 Boundary Review.

In addition to the Golden Lane Estate, the study area includes flats at Tudor Rose Court, Fann Street, and Bridgewater Square were created as part of redevelopment schemes implemented during the late 1990s.

Housing Profile

As at 31 March 2018, the Golden Lane Estate study area contained 670 units.

The Golden Lane Estate includes some large flats designed for families. The focal point is Great Arthur House, which is 16 storeys in height and contains 120 units; other housing blocks include Crescent House (146 units) and Basterfield House (54 units).

Properties within the study area that do not form part of the Golden Lane Estate include sheltered housing (35 units) at Tudor Rose Court and flats at Bridgewater Square (78 units).
Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Golden Lane Estate:

- 1,130 residents;
- An average household size of 1.57 residents;
- An ageing population; 27% of the residents are aged over 60 years; 9% are ‘limited a lot’ in their daily activities due to long-term illness or disability, the highest in the City of London and
- The lowest proportion of residents (45%) described as in ‘very good health’ in all the City of London’s study areas.

Facilities

Local facilities include:

- Golden Lane Leisure Centre, which provides tennis, netball and badminton courts, a swimming pool and gymnasium;
- Shops and a public house at Goswell Road;
- A children’s play area within the estate and a nursery school at Bridgewater Square;
- A community centre;
- Golden Baggars Allotment;
- A wild garden (maintained by residents), located directly south of Fann Street and
- A food market located nearby at Whitecross Street².

² Within the London Borough of Islington.
Mansell Street Estate

Location

The Mansell Street Estate study area is located in the east of the City of London, close to the Tower of London, and public transport facilities at Aldgate High Street (this includes a London underground station and a bus station).

This study area comprises three residential blocks; two of these (Guinness Court and Iveagh Court) form a social housing estate, while the third (Marlyn Lodge) is a private residential block, directly south of the other two blocks.

Map 2 illustrates the spatial distribution of housing in the Mansell Street Estate study area.

History

Most of the buildings at the Mansell Street Estate were built between 1977 and 1981 by Trehearne and Norman, Preston and Partners on the site of a railway goods depot. was originally located within the London Borough of Tower Hamlets, prior to the 1994 Boundary Review. Land at the Mansell Street Estate was originally occupied by pastures and adjacent to the Abbey of St. Clare.

Housing Profile

As at 31st March 2018, the Mansell Street Estate study area contained 248 residential units:

- Guinness Court is the largest residential block, with 143 units;
- Marlyn Lodge comprises 54 units and
- Iveagh Court provides sheltered housing accommodation for the elderly and comprises 51 units.

Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Mansell Street Estate study area:

- 600 residents;
- The largest average household size in the City, 2.66 residents;
- The lowest proportion of single people in the City, but the highest proportion of single parents;
- A young population; 46% of the residents are aged under 30 years;
- A high proportion of people who describe their ethnic origin as ‘Asian’ (47%) and
- A very high proportion of socially-rented accommodation (95%).
Facilities

Facilities include:

- The Portsoken Health and Community Centre, which offers a wide range of facilities, including a part-time doctor service;
- A play area with a basketball court adjacent to Guinness Court and Iveagh Court and
- Open space at Braham Street (within the London Borough of Tower Hamlets).
Middlesex Street Estate

Location

The Middlesex Street Estate study area is located in the north-east of the City of London, around a private central courtyard (Petticoat Square). The estate is located close to bus, rail and underground services at Aldgate and Liverpool Street.

Map 2 illustrates the spatial distribution of housing in the Middlesex Street Estate study area.

History

Middlesex Street was originally flanked by trees and hedgerows; pigs were allegedly kept here, and the street was previously known as ‘Hog Lane’. In modern times, there is a mixture of older buildings, and also some modern buildings dating from the late 20th and early 21st centuries.

The City of London Corporation designed Middlesex Street Estate, which was built between 1965 and 1975.

Housing Profile

As at 31st March 2018, the Middlesex Street Estate study area contained 224 residential units. This includes Petticoat Tower, a 23-storey tower block containing 88 residential units and several integrated housing blocks, six storeys in height. The residential units on this estate comprise a mixture of family flats and bedsits.

Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Middlesex Street Estate study area:

- 390 residents;
- An average household size of 1.94 persons and
- A mixture of age groups, but a low proportion of people aged over 75 years (7.7%).

Facilities

Facilities at the estate include:

- Artizan Street Library and Community Centre;
- A play area and basketball court at Petticoat Square;
- Retail units at Middlesex Street, Harrow Place and Gravel Lane and adjacent to the Middlesex Street and Petticoat Lane Market, operational on Sundays.
Section 3: Profiles of Mixed-Use Study Areas

Introduction

This section analyses housing clusters in areas where the housing is part of a mixture of land uses.

Smithfield

Location

The Smithfield study area is located north of St. Paul’s Cathedral, adjacent to Smithfield Market and St. Bartholomew’s Hospital.

Nearby transport links comprise Barbican and Farringdon stations, which provide direct rail links to King’s Cross, St. Pancras, Cambridge, Peterborough, Brighton and Luton Airport and a range of underground and bus services.

The study area encompasses parts of the Smithfield, Charterhouse Square, Postman’s Park and Newgate Street conservation areas.

Map 1 illustrates the spatial distribution of housing in the Smithfield study area.

History

Smithfield, formerly known as ‘Smooth Field’, was originally a site for public executions. The most famous execution was William Wallace, who has a memorial to him at Smithfield Rotunda. Smithfield was also formerly the location of the Bartholomew Fair, and St. Bartholomew’s Priory was originally located at Long Lane.

Smithfield Market traditionally had a mixture of uses, including an open livestock market, surrounded by buildings associated with the meat trade. In 1855, the livestock market moved to Islington but the meat market remained at Smithfield; the market buildings were designed in the 19th Century by Sir Horace Jones and are prominent in the area.

St. Bartholomew’s Hospital was established in 1123 and has incorporated a range of buildings construction in different time periods around a central courtyard, constructed in the period 1730-68.

The study area mostly comprises long terraces with narrow plots, mostly dating from the 19th Century (although some 17th Century structures survive). Some infilling took place during the 20th Century, and additional buildings were converted to flats during the 21st Century.

3 In the Census Reports, two study areas are identified here: Smithfield and Little Britain. In this report, these both form part of the Smithfield study area.
Housing Profile

As at 31st March 2018, the Smithfield study area contained 781 residential units.

Several residential blocks have been developed through new build schemes and conversions, including:

- Market View, West Smithfield (65 units);
- 75 Little Britain (50 units);
- 43 Bartholomew Close (45 units);
- Vicary House, 24 Bartholomew Close (37 units), completed in 2018;
- Cloth House, Cloth Street (32 units) and
- St. Bartholomew House, 58 West Smithfield (17 units, see Picture 2), completed in 2017.

Picture 2: Bartholomew House
There is a range of smaller schemes (containing fewer than 10 units) at Cloth Fair, Middle Street and Newbury Street; these mostly result from conversions; for example:

- Nine flats at 39-40 Bartholomew Close and
- Four flats at 20 Hosier Lane.

**Population Profile**

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Smithfield study area:

- 750 residents;
- An average household size of 1.61 residents per dwelling in the cluster of units adjacent to Smithfield Market;
- A slightly smaller average household size in the cluster of units at Little Britain; 1.45 residents per dwelling and
- A young population; 71% of residents are aged between 15 and 44 years.

**Facilities**

Facilities in the Smithfield study area and immediate locality include:

- St. Bartholomew’s Hospital;
- Retail uses at Long Lane and Smithfield Street, including restaurants and public houses;
- The existing meat market, with trading taking place early in the morning;
- Open spaces including Smithfield Rotunda Garden and Postman’s Park and
- Smithfield House Children’s Nursery, located at 14 West Smithfield.

The Museum of London (currently located adjacent to the Barbican Estate) is currently subject to plans to relocate to Smithfield Market.
Queenhithe

Location

The Queenhithe study area is primarily in office use and located adjacent to the River Thames, within the Thames Policy Area and close to the Millennium Bridge. The location of the Queenhithe study area is illustrated in the document, Housing Stock in the City of London.

History

Queenhithe is named after the former Queen’s Dock, previously located on this site, and known as ‘Aetheredshyth’. The dock was originally used for importing corn into London and used for the fur trade during the 20th Century; the last warehouse was demolished in 1996.

Housing Profile

Although the primary use in the immediate area is offices, Queenhithe is a mixed-use area, which contains 321 residential units within four housing blocks, the largest of which is Globe View, comprising 136 units and providing views over the River Thames. Other residential developments include premises at:

- Queen’s Quay (106 units);
- Sir John Lyon House (67 units) and
- Norfolk House (12 units).

Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the Queenhithe study area:

- A relatively young population; three-quarters of the residents are aged between 15 and 44 years and
- No residents aged below 15 years, reflecting the large number of single-person households.

Facilities

Facilities located close to the Queenhithe study area include:

- The City of London Boy’s School;
- The Mermaid Conference and Events Centre and
- Restaurant units at ground-floor level.

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4 See Map 1.
5 Later known as ‘Ethelred’s Hythe’.
Housing Study Area Profiles

Temples

Location

The Temples study area is located to the south-west of the City, adjacent to the Victoria Embankment, close to Temple Underground Station and the Royal Courts of Justice. The Temples study area is located within the Thames Policy Area\(^6\) and Temples Conservation Area.

The Temples study area is divided into two areas:

- The Middle Temple located to the west around Middle Temple Lane and Fountain Court and
- Inner Temple located towards the east around King’s Bench Walk.

Map 3 illustrates the spatial distribution of housing in the Temples study area.

History

The Temples study area is the location of two of London’s four Inns of Court\(^7\). These were the headquarters of the Knights Templar until 1312 and were used for legal education until 1852.

In modern times, the study area predominantly comprises legal chambers in buildings that date as far back as the 16\(^{th}\) and 17\(^{th}\) centuries; this includes a range of housing provision of legal workers. Approximately a quarter of the buildings contain residential units, retaining the ‘collegiate’ character of the Inns of Court.

Housing Profile

As at 31\(^{st}\) March 2018, the Temples study area contained 106 residential units; most buildings contain a mixture of flats and offices, with no more than 10 units; examples include King’s Bench Walk, Paper Buildings and Harcourt Buildings.

Population Profile

The population statistics sourced from the Census of Population 2011 set out the profile for residents at the Temples study area:

- Over three quarters of residents are of working ages (i.e. 15-59 years), reflecting the number of legal professionals who live in this study area;
- 15\% of residents are aged 60-74, indicating a slightly ageing population and
- Only a small proportion of households include children.

\(^6\) Source: data.gov.uk.

\(^7\) Professional associations for barristers and judges.
Facilities

Facilities in the Temples study area and immediate locality include:

- Two green open spaces; the Middle\(^8\) and Inner Temple Gardens;
- Additional open space at Fountain Court;
- Two private libraries;
- The Temple Church and
- Retail facilities, mostly comprising banks, snack bars, pubs and restaurants at Fleet Street; some restaurants are also located within the Temples area.

\(^8\) The Middle Temple Gardens are private, with public access at limited times during the year.
City West

Location

The City West study area is a mixed-use area, directly north of the Temples, bounded by Fleet Street, Chancery Lane, Peterborough Court and New Street Square. This study area is partially within the Fleet Street Principal Shopping Centre (PSC)*, and encompasses parts of the Fleet Street and Chancery Lane conservation areas.

Map 3 illustrates the spatial distribution of housing in the City West study area.

History

Fleet Street was originally home to the world’s press, and the poet Dr. Samuel Johnson (1709-1784) lived in nearby Gough Square.

Although the area has large amounts of office and retail use, it has had an evolving level of housing provision in recent years through new-build schemes, becoming a mixed-use area.

Housing Profile

As at 31st March 2018, the City West study area contained 352 housing units. The area includes small-scale housing blocks. The largest residential block is Clifford’s Inn, with 100 units, accommodating legal business sector workers. Other significant residential blocks include:

- St Dunstan’s House, Fetter Lane (75 units);
- Pemberton House, East Harding Street (39 units);
- 4 Crane Court (26 units) and
- 6 Bolt Court (22 units).

There are also some medium-sized residential blocks, including:

- 4-7 Red Lion Court (14 units);
- 1 Crane Court (13 units) and
- Fetter Lane Apartments (8 units).

Several smaller housing blocks (5 units or less) are located on upper floors along Fleet Street.

Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents at the City West study area:

* See the City of London Local Plan, Policy CS20 (Retailing) and the report, Retail Units in the Fleet Street Principal Shopping Centre.
A relatively young population; almost three-quarters are aged between 15 and 44 years, with relatively low numbers within other age brackets; The majority of households comprise single residents or childless couples and The highest proportion of privately-rented residential units within the City of London.

**Facilities**

Facilities in the City West study area and immediate locality include:

- Two libraries, at King’s College and Shoe Lane;
- A museum, at Dr. Johnson’s House and
- Retail uses at Fleet Street and New Street Square.
Carter Lane

Location

The Carter Lane study area is a mixed-use area, located on ‘fine-grain’ streets close to St. Paul’s Cathedral and Blackfriars Station, which provides links to the underground network and the Thameslink railway services.

The study area is partially within the St. Paul’s Cathedral Conservation Area, which sets the framework for retaining the historic character of the area.

Buildings are densely-packed and terraced, with many pre-20th Century structures and a mixture of uses with small offices, ground floor retail units and residential units.

Map 3 illustrates the spatial distribution of housing in the Carter Lane study area.

History

Carter Lane was originally known as ‘Carterstrate’ (1295) because it was used as a route for tradespersons. It was occupied by several inns and taverns, most of which no longer exists, and was adjacent to the ‘King’s Wardrobe’, used to house the monarch’s ceremonial garments. The Blackfriars Monastery and several colleges were also originally located here.

Housing Profile

As at 31st March 2018, the Carter Lane study area contained 266 residential units, within four distinct clusters:

1. Blackfriars Lane and the western end of Carter Lane, including 16 flats at Cathedral Court, 15 flats at Evangelist House and 10 flats at 7 Ludgate Broadway;
2. Adjacent to Ireland Yard, including 1 Church Entry (11 residential units);
3. King’s Wardrobe Apartments, which contains 76 units in a style typical of the City’s larger courtyards and
4. Ludgate Square, including 16 units at Lambert House and seven units at 7 Ludgate Square (completed as at 31st March 2018).

Population Profile

The population statistics sourced from the Census of Population 2011 set out a profile for residents within the Carter Lane study area:

• A relatively young population; over two-thirds of the residents are aged between 15 and 44 years and
• A low proportion of older residents (i.e. aged over 60 years).
Facilities

Facilities in the Carter Lane study area and immediate locality include:

- Youth Hostel Association (YHA) London St. Paul’s Hostel;
- Grange St. Paul’s Hotel;
- Bridewell Theatre and
- Retail facilities at Ludgate Hill and Paternoster Square\textsuperscript{10}.

\textsuperscript{10} More information is provided in the City of London’s Retail Links report series (see Section 2).
**Botolph**

**Location**

The **Botolph** study area is a mixed-use area, adjacent to the Monument and bounded by Monument Street, Botolph Lane and St. Mary-at-Hill, set within the Eastcheap Conservation Area.

**Map 2** illustrates the spatial distribution of housing in the Botolph study area.

**History**

The immediate surroundings of the Botolph study area are most associated with the Great Fire of London, which originated at Pudding Lane in 1666. The resulting damage included the destruction of several churches, including St. Andrew Hubbard, and also the Abbot of Waltham’s Inn. The Monument was constructed on the site where the fire started.

This cluster of housing units has evolved through the delivery of a range of planning permissions over a 15-year period, characterised by a location of narrow, pedestrianised streets. There is a mixture of buildings in densely-packed terraces, comprising housing and offices, and a range of retail units at ground floor level.

**Housing Profile**

As at 31st March 2018, the Botolph study area contained 199 residential units, mostly with three habitable rooms or fewer.

The largest housing blocks are:

- 14 Lovat Lane (41 units) and
- Werna House, Monument Street (38 units).

There are also some medium-sized blocks at:

- 3 Lovat Lane (22 units);
- 1 Botolph Alley (14 units);
- 9-10 St. Mary-at-Hill (10 units);
- 19 St. Mary-at-Hill (9 units);
- 49 Monument Street (9 units);
- 11-12 Lovat Lane (9 units);
- 27-28 Lovat Lane (9 units) and
- 22 Lovat Lane (7 units).

The also area contains some smaller blocks of four or five flats and single terraced dwellings.
Population Profile

The population statistics sourced from the **Census of Population 2011** set out a profile for residents at the Botolph study area, which has a young population; almost 70% of residents are aged between 15 and 44 years.

Facilities

Facilities in the Botolph study area and immediate locality include:

- St. Mary-at-Hill Church and
- Cafes and snack bars at Botolph Alley, and additional retail units at Eastcheap and Monument Street.
Section 4: Housing Outside of the Study Areas

Introduction

A range of low-density housing is distributed across the City of London, outside of the ten study areas. This section analyses this provision by Key City Place, as set out in the City of London Local Plan.

The North of the City

Outside of the main study areas, The North of the City has 660 residential units. These are located diversely, but with three significant clusters:

1. Amen Court, a private road containing 13 units (mostly town houses, some of which have been split into maisonettes), inhabited by members of the clergy and other employees of St. Paul’s Cathedral;
2. Adjacent to the Barbican Estate, including:
   - A modern, high-rise development at 5 Moor Lane (285 units);
   - Roman House, Wood Street (90 units) and
   - Monkwell Square (nine units, set around a private access road with landscaping) and
3. East of Bishopsgate (including Middlesex Street, New Street and Artillery Lane), including:
   - 196 Bishopsgate (48 units);
   - 186-190 Bishopsgate (19 units);
   - Astral House, Middlesex Street (18 units);
   - The Artillery Building, Artillery Lane (14 units);
   - The Tapestry Building, New Street (14 units);
   - The Middlesex Building, Artillery Lane (12 units) and
   - 202 Bishopsgate (12 units).

Cheapside and St. Paul’s

Cheapside and St. Paul’s contains 111 residential units, the majority of which are situated around Bow Lane, including:

- Calico House (36 units);
- 11 Well Court (18 units);
- 75 Watling Street (12 units);
- 3 Bow Lane (11 units);
- 1 Groveland Court (9 units) and
- 12 Well Court (8 units).

A smaller cluster of residential units, each with no more than 4 units, is situated around Foster Lane.
Eastern Cluster

Due to the large amount of office floorspace in this Key City Place, the Eastern Cluster contains just 49 residential units.

Most of these units (42) are located at Creechurch Lane and Mitre Street, but some smaller blocks are located above upper floors at:

- 50 Bishopsgate (4 units) and
- 4 Bull’s Head Passage (3 units).

Aldgate

Outside of the study areas, Aldgate has 114 residential units, located south of Aldgate High Street where several medium-sized blocks with mostly single-room dwellings are located in Minories and Vine Street, including:

- 50 Vine Street (28 units);
- 8 India Street (19 serviced apartments);
- Fenchurch House, 136-138 Minories (14 units) and
- 140 Minories (14 units).

Thames and the Riverside

Outside of the main study areas, the Thames and the Riverside Key City Place has 477 residential units. However, given the spatial extent, the density is low because of the predominance of office buildings and other structures, including the stations, school and conference centre.

The most significant cluster of housing is located in the eastern area; this includes:

- Three Quays Apartments (159 units);
- 1 Pepys Street (90 units);
- 10 Trinity Square\(^\text{11}\) (41 units) and
- Tower View, Byward Street (32 units).

There is also a smaller-scale cluster of housing, located towards the west; this includes Victoria House and Temple House, both with 30 residential units. Smaller residential blocks, with fewer than 10 units, are located at Lombard House and Tudor Street.

\(^\text{11}\) The primary use is a hotel, but this includes separate residential units, many of which are short-term lets.
Rest of the City

519 of the City’s residential units are located outside of the Key City Places and study areas, the majority of which are self-contained with one or two bedrooms. There are four significant clusters at:

1. **Chancery Lane and Fetter Lane**, including:
   - Printers Inn Court, Cursitor Street (19 units);
   - 95 Fetter Lane (14 units);
   - 35 Furnival Street (12 units) and
   - 11-13 Bream’s Buildings (9 units);

2. **Bride Court**, adjacent to New Bridge Street with a number of small housing schemes; the largest is 24 Bride Lane, which comprises 7 units;

3. **Queen Street and Cannon Street (west)**, with 90 units at 30 Queen Street and 32 units at City House, Cannon Street and

4. **Cannon Street (east)**, with several smaller housing blocks covering an area between King William Street and Upper Thames Street, the largest of which is 28 Martin Lane, which comprises 9 units; all other residential blocks contain 6 units or fewer.
Section 5: Appendix – Local Plan Policy CS21 (Housing)

‘To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas … to meet the City’s needs, securing suitable, accessible and affordable housing and supported housing, by:

1. Exceeding the London Plan’s minimum annual requirement of 110 additional residential units in the City up to 2026:
   i. guiding new housing development to and near identified residential areas.
   ii. protecting existing housing;
   iii. refusing new housing where it would prejudice the primary business function of the City or be contrary to Policy DM1.1\(^{12}\);
   iv. exceptionally, allow the loss of isolated residential units where there is a poor level of amenity.’

\(^{12}\) Protection of office accommodation.
Information

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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.