The report is divided into 3 parts, all available to download from the City of London tall buildings page:

Part 1:
- Section 1: Introduction to tall buildings in the City of London including the planning policy framework.
- Section 2: A more detailed assessment of the different policy considerations affecting tall buildings in the City of London and identification of areas inappropriate for tall buildings.

Part 2:
- Section 3: An analysis of the development history of tall buildings in the City of London.
- Section 4: An analysis of the spatial distribution of tall buildings in the City of London in the context of the Key City Places set out in the City of London Local Plan. This also includes tall buildings under construction or with planning permission with works yet to commence.

Part 3:
- Appendices: Site details and contact information
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Section 3: Tall Buildings Development History

Introduction to the Tall Buildings Development History

Building on the context of tall buildings policy considerations, this section analyses the development history of tall buildings in the City of London in seven phases:

- Pre-war
- Until 1969
- 1970-1989
- 1990-1999
- 2000-2009
- 2010-2018
- Tall buildings in the planning pipeline as at 31st March 2018.

Based on the phasing set out above, the height of tall buildings is assessed within the context of the development timeline.

Analysing the spatial distribution of tall buildings one is then able to identify where there are tall buildings in areas identified as inappropriate for tall buildings.

Pre-war

*Map 10 shows pre-war tall buildings and other significant buildings with the St Paul’s Heights Policy area.*

Until the early twentieth century, the only tall buildings in the City (over 75m AOD) were St Paul’s Cathedral and a small number of other historic skyline features including several Wren churches and the Old Bailey cupola. St Paul’s Cathedral has been the tallest and most dominant building in the City for most of its history since its completion in 1711. Other than church spires and towers, the only other buildings over 50m AOD were the Monument and the tower of the former Port of London Authority Building (10 Trinity Square).

A new building scale was introduced in the City with the construction of Faraday Building (1) and Unilever House (2) in the 1930s. Although neither fits within the modern definition of a tall building, their construction caused public outcry as their significant height and bulk obstructed some of the views of St. Paul’s Cathedral from the River Thames. In response, a local view protection policy, the St Paul’s Heights, was implemented by the City Corporation in 1937.
Map 10: Pre-war tall buildings with St Paul’s Heights Policy area
Post War Until 1969

Map 11 shows tall buildings completed post-war until 1969 set within the context of the St Paul’s Heights Policy area.

The post-war decades presented significant opportunities for reconstruction, including the growth of tall buildings in suitable locations to support the growing financial sector. The reconstruction of the area around London Wall was a comprehensively planned scheme with a number of office towers (1) linked by pedestrian highwalks to the adjacent buildings and the Barbican Estate which was developed between 1965 and 1976 to provide additional housing in the City. The towers along London Wall were privately built of similar designs at 17-20 storeys in height. The tallest in this area was Britannic Tower (2) to the north of London Wall, since redeveloped as City Point.

Other tall buildings completed in the 1960s include Sudbury House (3)*, Drapers’ Gardens (4) in what would become the Bank Conservation Area, Lime Bank House (5) and 20 Fenchurch Street (6), all of which have since been demolished and in the case of (3) & (4), replaced with lower buildings more appropriate to their location.

* Within the St Paul’s Heights Policy Area – Ministerial approval following a Public Inquiry.
1970-1989

Map 12 shows tall buildings completed from 1970-1989 within the context of the St Paul’s Heights Policy area and Conservation Areas.

The 1970s saw the completion of the Barbican Estate, including three residential towers which became the City’s tallest buildings (1). The focus for tall building development had shifted east, however, with a new cluster of tall buildings emerging in this part of the City. Examples of tall buildings include the Stock Exchange Tower (2) and 99 Bishopsgate (3), both of which have since been renovated. Tower 42 (4) became the tallest in London when it was completed in 1980 as the NatWest Tower and it was complemented with the landmark Lloyd’s Building (5) completed six years later.

The proliferation of tall buildings during this period stimulated the conservation movement and greater appreciation of the need to balance development pressures with view protection and other heritage considerations. Conservation Areas were introduced in the City from 1971 with a policy presumption to refuse further tall buildings within these areas as a means of preserving their special architectural or historic interest.
1990-1999

In 1991 the Secretary of State for the Environment issued planning guidance and directions for protecting 10 Strategic Views in London including 8 key views of St Paul’s Cathedral. The Viewing Corridor component of the Strategic View was subject to strict height limits which prevented the construction of further tall buildings in these areas. The north and east of the City was unaffected by these Viewing Corridors although parts fell within the wider setting and background consultation areas where controls were more flexible.

Map 13 shows tall buildings completed from 1990-1999 with the St Paul’s Heights Policy area, Conservation Areas and Strategic Views.

In the 1990s, the Broadgate Estate (1) was developed as an office-led mixed-use estate of mostly mid-rise buildings, although the Bishopsgate side was developed to over 75m AOD. Several tall buildings along London Wall were also developed including Alban Gate (2) and 200 Aldersgate Street (3).

The only new tall buildings in the east of the City were the buildings at Minster Court (4) and 1 America Square (5).

Map 13: Tall buildings 1990-1999 with St Paul’s Heights Policy Area, Conservation Areas & Strategic Views
Several other tall buildings have been replaced by buildings lower in height more suitable to their location. As well as Sudbury House* in the Paternoster Square redevelopment, these also included Vincula House (which obstructed the view of the Tower of London from the Monument) in the Tower Place development.

*Sudbury House contravened the St Paul’s Heights Policy but was permitted in the 1960s by ministerial intervention following a Public Inquiry.
**2000-2009**

In 2007, the Government’s Strategic Views were replaced by the Mayor’s London View Management Framework which had significantly narrower Viewing Corridors but also introduced new qualitative visual assessment from River Prospects and Townscape Views.

*Map 14 shows tall buildings completed from 2000-2009 with the St Paul’s Heights Policy area, Conservation Areas and LVMF Protected Vistas as from 2007.*

In the 2000s, two new tall buildings over 150m AOD in height were completed in the east of the City at 30 St Mary Axe (1) and Broadgate Tower (2).

Other tall buildings completed include 51 Lime Street (3) as well as several tall buildings that have been replaced or refurbished, particularly those older towers around London Wall such as City Point (4), Moor House (5) and 5 Aldermanbury Square (6) as well as 125 Old Broad Street (7).

![Map 14: Tall buildings 2000-2009 with St Paul’s Heights Policy Area, Conservation Areas & Protected Vistas](image)
2010-2018

Following a mayoral change, the LVMF was reviewed in 2010. The balance was deemed to have tipped too far against view protection, and the Protected Vistas were widened in 2010 and reviewed again in 2012.

Map 15 shows tall buildings completed from 2010-2018 with the St Paul’s Heights Policy area, Conservation Areas and LVMF Protected Vistas as from 2012.

In the 2010s, a significant number of tall buildings over 150m AOD in height were completed at:

- 110 Bishopsgate (1),
- The Leadenhall Building (2),
- 20 Fenchurch Street (3).

Other tall buildings completed were:

- 5 Moor Lane (4),
- 12 Throgmorton Avenue (5),
- The St Botolph Building (6),
- New Court (7),
- 6 Bevis Marks (8),
- 70 Mark Lane (9),
- 5 Broadgate (10),
- 12 - 14 New Fetter Lane (11),
- 1 Creechurch Place (12),
- 1 Angel Court (13).

Map 15: Tall buildings 2010-2018 with St Paul’s Heights Policy Area, Conservation Areas & Protected Vistas
Tall buildings in the planning pipeline as at 31st March 2018

Map 16 shows tall buildings in the planning pipeline as at 31st March 2018 (shown by site boundaries rather than building footprint) with the St Paul’s Heights Policy area, Conservation Areas and LVMF Protected Vistas as from 2012.

As at 31st March 2018, there were 11 tall buildings (over 75m AOD) currently under construction in the City. These were:

- 60 St Mary Axe (1),
- 80 Fenchurch Street (2),
- London Wall Place (3),
- 100 Bishopsgate (4),
- 52 Lime Street (5),
- 1 New Street Square (6),
- 120 Fenchurch Street (7),
- 150 Bishopsgate (8),
- 21 Moorfields (9),
- 22 Bishopsgate (10).

A further 3 buildings were permitted not commenced in the City. These were:

- 40 Leadenhall Street (11),
- 130 Fenchurch Street (12),
- 6 - 8 Bishopsgate/150 Leadenhall Street (13)
- Leadenhall Court (14).

Map 16: Tall Buildings in the planning pipeline as at 31st March 2018 with St Paul’s Heights Policy Area, Conservation Areas & Protected Vistas
Tall Buildings Development Timeline

Graph 1 shows the timeline of tall building completions over 75m AOD plus buildings in the 50-75m AOD range in the City since 1970. Projected completion dates are shown for development schemes with planning permission.

The number of tall buildings completed has increased significantly since 2000. For the 6 tall buildings over 150m AOD in height, all but one (Tower 42) have been completed since 2004. A further 7 have planning permission of which 5 are under construction; all with projected completion dates by 2023 (see Section 4 for more details).

Graph 1: Tall Buildings Development Timeline
Section 4: Tall Buildings Spatial Distribution

Introduction to the Tall Buildings Spatial Distribution – as at 31st March 2018

Map 17 shows the distribution of tall buildings over 75m AOD in the City as at 31st March 2018 within the context of the Key City Places policy areas of the Local Plan. Additionally, those buildings in the 50-75m AOD range are also shown for context as well as tall buildings under construction and permitted not commenced.

This map includes a reference number for each tall building in the City. Further details of each tall building as well as a reference photograph can be found in Appendix 1.

Note: Under construction and permitted schemes are shown by site boundaries rather than building footprint.
Map 17: City of London Tall Buildings distribution - see the Appendix 1 for further details on individual buildings.
Tall Buildings in the City of London - part 2

Tall Buildings by Key City Place – as at 31st March 2018

Table 1 summarises the number of tall buildings over 75m AOD in the City (as well as those in the 50-75m AOD range for context) as at 31st March 2018. They are tabulated by Key City Place.

<table>
<thead>
<tr>
<th>Key City Place</th>
<th>50m - 75m</th>
<th>75m - 150m</th>
<th>150m +</th>
<th>Total 75m AOD+</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of the City</td>
<td>35</td>
<td>22</td>
<td>1</td>
<td>23</td>
</tr>
<tr>
<td>Cheapside &amp; St Paul’s</td>
<td>11</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Eastern Cluster</td>
<td>6</td>
<td>8</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td>Aldgate</td>
<td>6</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Thames &amp; the Riverside</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rest of the City</td>
<td>29</td>
<td>13</td>
<td>1</td>
<td>14</td>
</tr>
<tr>
<td><strong>CITY OF LONDON</strong></td>
<td><strong>97</strong></td>
<td><strong>47</strong></td>
<td><strong>6</strong></td>
<td><strong>53</strong></td>
</tr>
</tbody>
</table>

Table 1: Number of buildings 50m+ AOD by Key City Place as at 31st March 2018

As at 31st March 2018, there were a total of 53 tall buildings (over 75m AOD) in the City and a further 97 buildings recorded in the 50-75m AOD range. Of the 53 tall buildings, 23 are within the North of the City, 2 within Cheapside & St Paul’s, 12 within the Eastern Cluster, 2 within Aldgate, none within Thames & the Riverside, and 14 in the Rest of the City.

Whilst the greatest number of tall buildings are in the North of the City, the Eastern Cluster has the highest spatial concentration of tall buildings and has four of the six buildings over 150m AOD in height. The only other tall buildings over this height are the Broadgate Tower in the North of the City and 20 Fenchurch Street in the Rest of the City (adjacent to the Eastern Cluster).

Local Plan Core Strategic Policy CS14 recognises that the whole of the City is sensitive to tall buildings and that some areas (within conservation areas and areas affected by protected views) are inappropriate for tall buildings. Local Plan Core Strategic Policy CS7 identifies the Eastern Cluster as the Key City Place most suitable for tall buildings and permits their development on suitable sites in this policy area where there are fewer constraints, thereby reinforcing the existing tall buildings cluster.
Tall Buildings by Key City Place – Planning Pipeline as at 31st March 2018

Table 2 summarises the number of tall buildings under construction over 75m AOD in the City (as well as those in the 50-75m AOD range for context) as at 31st March 2018. They are tabulated by Key City Place.

<table>
<thead>
<tr>
<th>Key City Place</th>
<th>50m - 75m</th>
<th>75m - 150m</th>
<th>150m +</th>
<th>Total 75m AOD+</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of the City</td>
<td>9</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Cheapside &amp; St Paul’s</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Eastern Cluster</td>
<td>0</td>
<td>2</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Aldgate</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Thames &amp; the Riverside</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rest of the City</td>
<td>6</td>
<td>2</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>CITY OF LONDON</strong></td>
<td><strong>16</strong></td>
<td><strong>6</strong></td>
<td><strong>5</strong></td>
<td><strong>11</strong></td>
</tr>
</tbody>
</table>

Table 2: Number of buildings under construction 50m+ AOD by Key City Place as at 31st March 2018

As at 31st March 2018, there were 11 tall buildings (over 75m AOD) under construction in the City and a further 16 buildings in the 50-75m AOD range under construction. Of the 11 tall buildings under construction, 2 are within the North of the City, 7 within the Eastern Cluster and 2 in the Rest of the City. Of these, 5 are over 150m AOD in height (22 Bishopsgate, 52 Lime Street, 100 Bishopsgate, 150 Bishopsgate and 6-8 Bishopsgate/150 Leadenhall Street), all in the Eastern Cluster.

Table 3 summarises the number of tall buildings permitted not commenced over 75m AOD in the City (as well as those in the 50-75m AOD range for context) as at 31st March 2018. They are tabulated by Key City Place.
### Table 3: Number of buildings permitted not commenced 50m+ AOD by Key City Place as at 31st March 2018

<table>
<thead>
<tr>
<th>Key City Place</th>
<th>50m - 75m</th>
<th>75m - 150m</th>
<th>150m + AOD+</th>
<th>Total 75m AOD+</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of the City</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cheapside &amp; St Paul’s</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Eastern Cluster</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Aldgate</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Thames &amp; the Riverside</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rest of the City</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>CITY OF LONDON</strong></td>
<td><strong>5</strong></td>
<td><strong>1</strong></td>
<td><strong>2</strong></td>
<td><strong>3</strong></td>
</tr>
</tbody>
</table>

As at 31st March 2018, there were 3 tall buildings (over 75m AOD) permitted not commenced in the City and a further 5 buildings in the 50-75m AOD range. Of the 3 tall buildings permitted not commenced, all are within the Eastern Cluster of which 2 (40 Leadenhall Street and Leadenhall Court) are over 150m AOD in height.
Tall Buildings in the City of London - part 2

Tall Buildings in areas identified as inappropriate areas for tall buildings

Map 18 shows all tall buildings over 75m AOD in the City (as well as those in the 50-75m AOD range for context) as at 31st March 2018, as well as those buildings in the planning pipeline and the areas identified as being inappropriate for tall buildings.

*Note: Under construction and permitted schemes are shown by site boundaries rather than building footprint.*

Map 18: City of London Tall Buildings distribution – and areas inappropriate for tall buildings

Other than historic skyline features such as church spires, the only tall buildings constructed in the area defined as being inappropriate are those buildings within Bank Conservation Area (1) already discussed in Section 2. There are also a few lower buildings between 50-75m AOD in areas inappropriate for tall buildings where they do not adversely affect protected views.

Of the permitted tall buildings in the planning pipeline, all are outside the inappropriate area except for 150 Bishopsgate (2). This site is just within the Bishopsgate Conservation Area but is also near other tall buildings in the Eastern Cluster Key City Place (Local Plan Core Strategic Policy CS7).