



Broad Street

Development activity in Broad Street Ward

Councilman Chris Hayward is Chairman of the Planning and Transportation Committee and at the Ward Mote in March gave an excellent overview of the major new office developments in the Ward. His presentation is reproduced here.

The Ward of Broad Street continues to evolve with many of its buildings being extensively renewed and refurbished. Crossrail will open at the end of 2018 with a major new exit just to the north of the Ward boundary in Liverpool Street and a new entrance in Moorgate making the area increasingly accessible.

Broad Street is exhibiting many of the changes that are evident elsewhere in the City with new office occupiers coming into the City with a more diverse base and improved retailing.

Angel Court

Angel Court has been particularly successful having won many architectural and construction awards including Tall Building of the Year 2017 in the AJ Architecture awards. The scheme provides 300,000 sq. ft net of high quality, flexible offices creating a space for over 3,000 workers, including 15,000 sq. ft of retail and creates 30% more public realm than the original building along Angel Court. It has a



Angel Court from Throgmorton Street (impression)

wide range of occupiers many of whom are new to the City.

Fletcher Priest's refurbished tower is beautifully crafted and executed with fritted glazing resulting in a light and refined presence on the City's skyline and an elegant contrast to the adjoining buildings; whilst the masonry framed street blocks sit comfortably within the City's historical streets, providing new development within a sensitive historic context. The north entrance to Angel Court has been opened up and features an art work by Sarah Barker.

The building supports the City's aspirations to maximise the use of the City's roofs by having gardens and terraces on 5 floors of the lower building with a sky garden on level 7 which can be used by all in the building, the planting is designed to be tall including trees to create garden rooms and protect workers from weather and provide privacy for more informal meetings, relaxation and events, to generally contribute to the wellbeing of all.

It is an environmentally friendly building achieving a BREAM excellent rating. The cycle provision has been doubled and all the car parking has been removed except for accessible parking. Relocating the service access to the north has ensured pedestrian access only along Angel Court. The 4 retail units enliven the public realm and have all been let. Peruvian restaurant Coya



60 London Wall looking east (impression)

and Soho restaurateur Temper have opened outlets, which together with the niche coffee house Note and Natural Kitchen, are contributing to the City's increasingly diverse restaurant offer.

60 London Wall

The development is approximately 486,000 sq. ft and is a complete rework of an existing postmodern office building situated on a prominent 1.3-acre corner site fronting London Wall to the north and Cophall Avenue to the west.

It is a substantial mixed use commercial and retail development which will provide efficient high quality modern grade A specified office accommodation with prime retail at ground floor level, anticipated to be completed by 2019.

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Aldgate Square is open for business (and pleasure)



By the time this ward newsletter is distributed, the new-look Aldgate Square will be open to the public, ahead of its formal public opening on 4 July.

This project has taken several years and involved major changes to the highway layout and public realm improvements. The main aim was regeneration of the

area for the benefit of business and the local community. And the area has had more greenery introduced alongside a new public space and improved lighting – making the area more inviting – a place for people to linger, socialise and enjoy. Safety for road users has been enhanced including new cycle routes and pedestrian access.

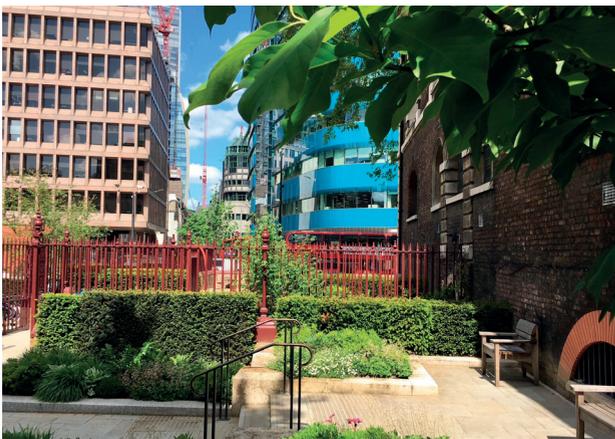
eastern public space at the junction of Middlesex Street and St Botolph Street.

Changes to the traffic layout were completed early in the project timeline. The finished area provides new pedestrian crossing points and allows easier navigation of bus services.

The project has introduced two-way traffic on Aldgate High Street, St Botolph Street, a section of Middlesex Street and Minories. It has already had a significant impact by helping to bring air pollution at the nearby Sir John Cass's Foundation Primary School below the legal annual limit for the first time since monitoring began in 2003. cityoflondon.gov.uk/aldgatearea

Stop press: An Aldgate Square Festival will be held on 15-17 June celebrating all the area has to offer including music, activities, talks, performances and a children's area.

It's free to enter and open to all. cityoflondon.gov.uk/aldgatesquarefestival



A significant new addition is the Portsoken Pavilion, a steel and glass building housing a social enterprise café operated by Kahaila and providing a new hub promoting events, leisure and play.

While Aldgate Square is the centerpiece of this transformational scheme (sitting between Sir John Cass's Foundation Primary School and St Botolph without Aldgate Church), it has been joined by an

City small businesses: do you qualify for rate relief?

The City Corporation is encouraging small businesses to check if they are missing out on business rate tax relief.

If you're a City business whose sole or main property has a rateable value of £12,000-£15,000 you could be eligible to get a reduction in your business rates of up to 100%. Properties with a rateable value of £12,000 or less get a 100% reduction in their rates bill.

If you meet the eligibility criteria and aren't currently in receipt of rate relief, please contact the City Corporation business rates section.

Find out if your business qualifies and apply via: cityoflondon.gov.uk/raterelief



General Data Protection Regulation (GDPR)

Data Protection legislation in the UK has changed, with the introduction of the GDPR on 25 May 2018 and a new Data Protection Act. This new legislation is designed to enhance the rights of individuals regarding the use of their personal data by bringing data protection compliance into the modern digital age.

It also introduces new, rigorous, requirements for all organisations, in relation to the reasons for processing personal data, and the manner in which it is processed.

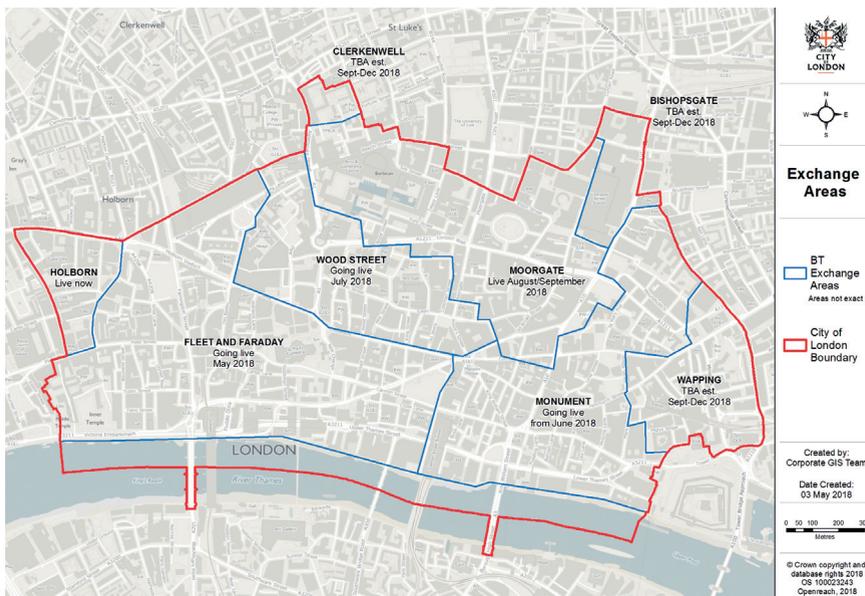
The City Corporation has been busy over the last few months, reviewing and updating its data protection policies and procedures, and taking all necessary steps to ensure it fully complies with the new legal requirements for processing the personal data of its customers, clients and staff (data subjects).

Updated information, including our new data protection policy and full privacy notice, is available at:

www.cityoflondon.gov.uk/dataprotection
www.cityoflondon.gov.uk/privacy
or by emailing information.officer@cityoflondon.gov.uk



High fibre for the City



Until recently broadband speeds in the City have been amongst the slowest in the UK, affecting small business tenants who cannot afford dedicated fibre optic leased lines.

However Openreach is now seeking to roll out "Fibre To The Premises" to every building in the Square Mile **at no cost to the landlord**, offering faster speeds of up to 1 gigabit per second at affordable prices for businesses and residents.

Openreach will use existing ducting to access buildings, avoiding street works to install the new fibre infrastructure into basements. This work will require landlord consent in the form of wayleave and Openreach will need to undertake a quick building survey.

Openreach will undertake a phased roll out across the City shown on the map.

Residents and business tenants interested should visit
cityoflondon.gov.uk/fibrebroadband
or contact cpat@cityoflondon.gov.uk

Car park spaces at Smithfield Rotunda

Did you know? You can hire car parking spaces during weekdays and weekends at a reasonable cost.

Smithfield Rotunda, located in West Smithfield is manned 24 hours per day, with good lighting and within easy walking distance for most of the recipients of this newsletter.

For more information on hiring and pricing details, please contact the Smithfield.Market@cityoflondon.gov.uk





Broad Street

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To write to any of your Members, to let us know if you wish to receive this newsletter by email in future, or to inform us if you wish to be taken off the distribution list write c/o

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We are always happy to talk to workers and residents within the Ward about any issues you may wish to raise. Please contact us if you would like to arrange a meeting.

COMMUNICATING WITH THOSE WHO LIVE AND WORK IN THE CITY OF LONDON

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1 Liverpool Street

As Crossrail nears completion the site of 1 Liverpool Street will become available



1 Liverpool Street looking east (impression)

for a new development. 1 Liverpool Street is a proposed mixed use (retail and office) development of about 256,000 sq. ft designed by Eric Parry Architects on behalf of Aviva.

The building would sit over the Metropolitan and Circle underground lines and be integrated with the new Crossrail infrastructure associated with the new Liverpool Street Crossrail Station. It would be of 14 storeys consisting of two basements, ground, mezzanine and 10 upper floors.

Winchester House

Deutsche Bank secured planning permission for their new HQ in February which means that in time the spaces that it occupies at Winchester House and

Pinners Hall will become vacant in 2021 and these sites will become available for development opportunities.

A number of smaller scale improvements are being made in the area, which include improved access, particularly for those with disabilities to 15 Austin Friars. Austin Friars was originally an Augustinian Friary and later the home of Thomas Cromwell.



Winchester House looking south