The Ward of Broad Street continues to evolve with many of its buildings being extensively renewed and refurbished.

Crossrail opens 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 and including 15,000 sq ft of retail and creates 30% more public realm than the original building along Angel Court. It has a 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 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, bringing Peruvian restaurant Coya to the City, their second restaurant in addition to their outlet in Mayfair. Soho restauranteur Temper is has opened an outlet in addition to the niche coffee house Note, and Natural Kitchen, contributing to the City’s increasingly diverse restaurant offer.

The scheme delivers a 30% increase in high quality public realm and a place to dwell has been created of significant wider public benefit. The north entrance to Angel Court has been opened up and features an art work by Sarah Barker.

**60 London Wall**

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

**1 Liverpool Street**

As Crossrail nears completion the site of 1 Liverpool Street which houses a number of Crossrail infrastructures will become available for development. An application is anticipated soon for a major office and retail development by Aviva with Eric Parry as its architect.

**Winchester House**

Deutsche Bank secured planning permission for their new HQ in February this year 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 (Wolf Hall).

Just back from MIPIM, Europe’s premier property show, I have a very positive post-Brexit view of the City’s future.