



CITY PLAN 2040 EXAMINATION IN PUBLIC

Hearing Statement

AXA IM

Main Matter 7: Heritage and Tall Buildings

AXA IM submitted representations to the Draft City Plan at Regulation 19 stage (R0161), and has entered into a Statement of Common Ground with the City of London.

AXA IM is promoting a tall building development on the site of 63 St Mary Axe within the City Cluster Tall Building Area. It lodged a planning application to the City of London on 7 February 2025 for a development comprising 101,462sqm GIA of commercial floorspace, including an uplift in office floorspace on the Site of approx. 78,000sqm GIA.

The Site can provide a significant, strategic contribution towards meeting the City Plan 2040's minimum requirement for new office floorspace. Located a short walking distance from Liverpool Street Station, the site enjoys the highest order of accessibility in the country. It is critical to achieving Development Plan objectives, including the spatial development pattern and Good Growth in the London Plan, and the strategic priorities of the City of London in the City Plan, that the use of this Site and sites like it within the City Cluster are fully optimised for development.

Making the best use of the Site is reliant on the City Plan height contours (through draft policy S12) providing sufficient capacity. The scale of development described above can be accommodated within the tall building height contours that are proposed for the Site in the Draft City Plan 2040.

Consequently, AXA IM supports the inclusion of this Site within the City Cluster Tall Building Area, at the maximum heights currently proposed by Strategic Policy S12 and shown in the contours in Figure 15 and on the Policies Map. We will appear at the Hearing to support this position.