



## CITY PLAN 2040 EXAMINATION IN PUBLIC

### Hearing Statement

#### SEA Profit Holdings Limited

##### Main Matter 7: Heritage and Tall Buildings

SEA Profit Holdings Limited ('SEA') submitted representations to the Draft City Plan at Regulation 19 stage (R0169), and has entered into a Statement of Common Ground with the City of London.

SEA owns 33 Old Broad Street within the City Cluster Tall Building Area. Whilst the building is currently tenanted, it does present an opportunity for redevelopment within the Plan period, and has the capacity to deliver a substantial uplift in office floorspace that can make a strategic contribution towards meeting the minimum requirement for net additional office space within the Plan.

The Site is located a short walking distance from Liverpool Street Station, and as such 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.

Consequently, SEA 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 only to support this position, if questioned.