

**Statement of Common Ground (SoCG) between
City of London Corporation and Bluebutton Properties UK Limited
in relation to Broadwalk House**

25 November 2024

Chapter 11 Heritage & Tall Buildings

1. Purpose of the Statement of Common Ground

- 1.1. The purpose of this SoCG is to update the local plan Inspector/s and other parties in relation to matters raised within Regulation 20 representations. The topics covered in this SoCG are heritage and tall buildings.
- 1.2. This SoCG has been prepared post submission of the City Plan 2040 on 29 August 2024. It highlights matters where agreement has been reached, and areas where agreement has not yet been reached but will be subject to further discussion at the local plan examination hearings.
- 1.3. This SoCG is in addition to any other matters statements to be produced during the course of the examination by either party.

2. Parties

- 2.1. The signatories to this SoCG are the City of London Corporation (City Corporation) and Bluebutton Properties UK Limited.
- 2.2. Bluebutton Properties UK Limited is a joint venture between British Land and GIC, who jointly own Broadgate in the City of London.

3. Comments received at Regulation 20

- 3.1. British Land submitted a response to the Regulation 19 City Plan, on behalf of the joint venture, on 17 June 2024. This raised questions in relation to the approach to tall buildings and heritage (Chapter 11).
- 3.2. Table 1 below includes the relevant reference number of the comments to which this SoCG relates, both parties agree this is a true record of the main matters subject to this SoCG.

Table 1- Representation references

Comment ID	Chapter	Summary
R0167/C0006	Chapter 11 Heritage & Tall Buildings	Broadwalk House and the adjacent Network Rail Signal Box site should be identified as a location for a future tall building with a building height of up to 180m AOD.

4. Matters on which parties agree

- 4.1. Both parties agree that the Liverpool Street and Broadgate Character Area is a largely commercial area, with buildings that are large scale in terms of height and footprint.
- 4.2. Both parties agree that the majority of the Liverpool Street and Broadgate Character Area is very sensitive to tall buildings, but Broadwalk House is an exception in relation to the degree of sensitivity. This is demonstrated by the verified view modelling that has been undertaken which shows that a taller building on the site would continue to preserve the setting of St Paul's Cathedral and other protected strategic landmarks, the Tower of London (WHS) and the Monument, in the River Prospect views. The modelling also shows that in all other relevant LVMF views a taller building would either be entirely occluded or does not sit in close proximity to the westerly sky setting of St Paul's Cathedral or the setting of other protected strategic landmarks. This is particularly the case when taking into account the commencement and pending completion of development at 2 Finsbury Avenue in 2027, which is located in the foreground (compared to Broadwalk House) of the relevant key strategic views.
- 4.3. Both parties agree that the evidence submitted in the British Land R19 representation demonstrates potential for a tall building at Broadwalk House, when considered on the basis of the strategic landmarks and alongside the evidence underpinning the City Plan. To reflect this, changes to the Policies Map and Figure 14 of the City Plan to include a new tall building on this site may be acceptable, subject to further discussion of how these changes can best be achieved. Both parties agree that any tall building proposals on the site would be required to demonstrate compliance with the relevant development plan policies.
- 4.4. Both parties agree that the site at Broadwalk House has potential to deliver new office floorspace to contribute to the strategic objectives of the City Plan 2040.

5. Agreed proposed changes (if any)

- 5.1. An addition could be made to the Policies Map and Figure 14 of the City Plan.

Signed on behalf of City of London Corporation:



Rob McNicol

Assistant Director – Planning Policy & Strategy

City of London Corporation

Signed on behalf of Bluebutton Properties UK Limited:

A handwritten signature in black ink, appearing to read "M. Meadows", is written on a light-colored rectangular background.

Michael Meadows

Head of Planning and Public Affairs

British Land