

Tall buildings, grounded ambition.

How the City of London's tallest new schemes are quietly re-making the ground plane — delivering new routes, new civic space, and a climate-resilient public realm.

SPEAKER **TOM SLEIGH**

ROLE **CHAIR, PLANNING & TRANSPORTATION COMMITTEE** CITY OF LONDON
LONDON CORPORATION



THE GATEWAY

LIVERPOOL STREET /

A tall building enabling a transport-infrastructure transformation at the **UK's busiest station**.

118 M

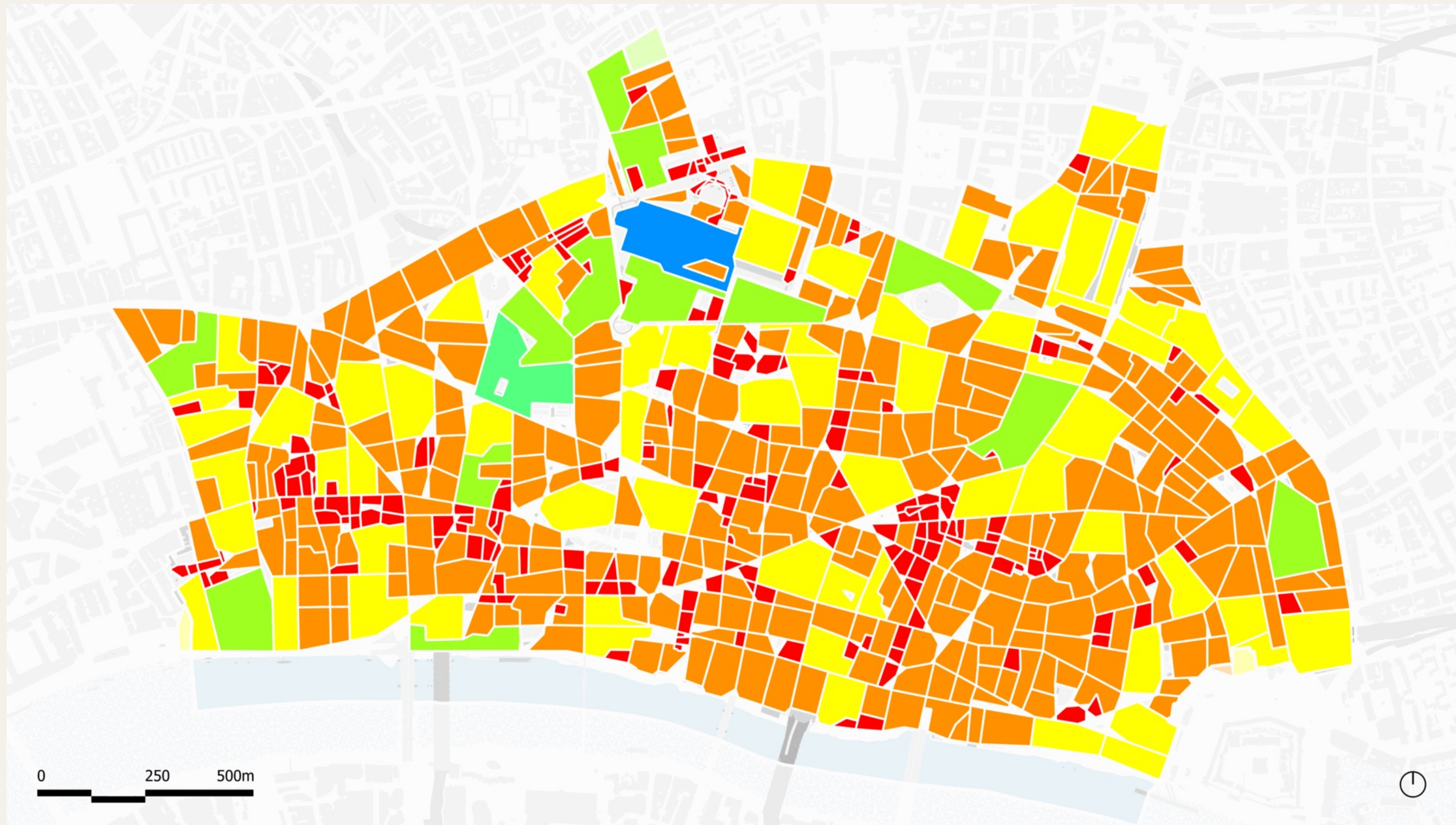
PASSENGERS A YEAR

Heathrow Airport: 83m



THE CLUSTER /

A decade of the Cluster evolving. An **unprecedented pipeline** of consented and under-construction tall buildings reshaping the City skyline.



CITY OF LONDON · URBAN BLOCKS · 2016–2025
2025

RE-INVENTING THE CITY'S ALLEYS /

A ground-floor transformation as we increase public realm and deliver **new routes** — breaking the City's largest urban blocks into a walkable grid.

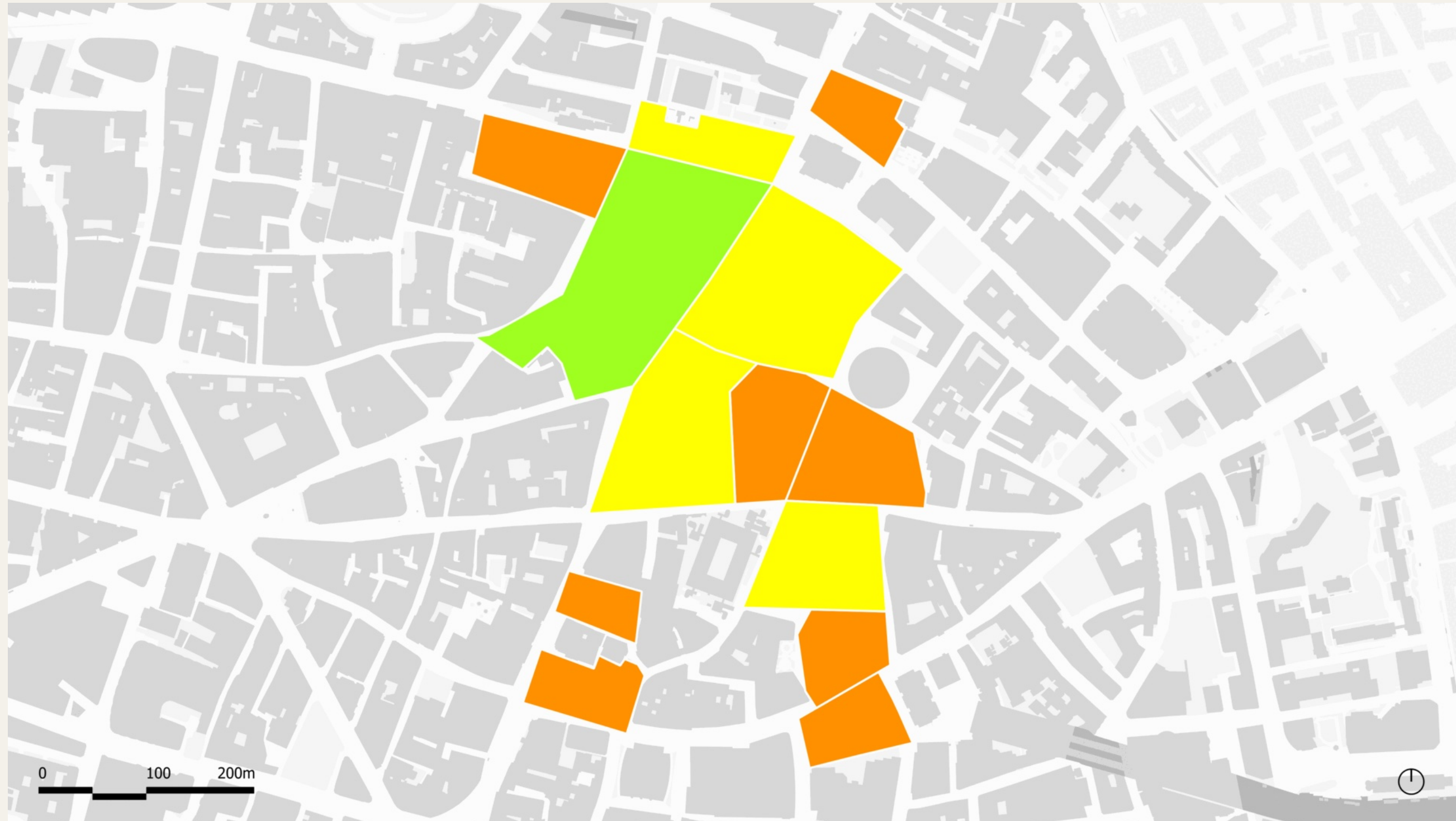
Block size	
perimeter (m) and walking time (min)	
0 – 200	
200 – 400	5min walk
400 – 600	
600 – 800	10min walk
800 – 1,000	
1,000 – 1,200	15min walk
1,200 – 1,600	>20min walk



CITY OF LONDON · PEDESTRIAN PERMEABILITY ·
2016–2025

NEW PUBLIC ROUTES / ROUTES /

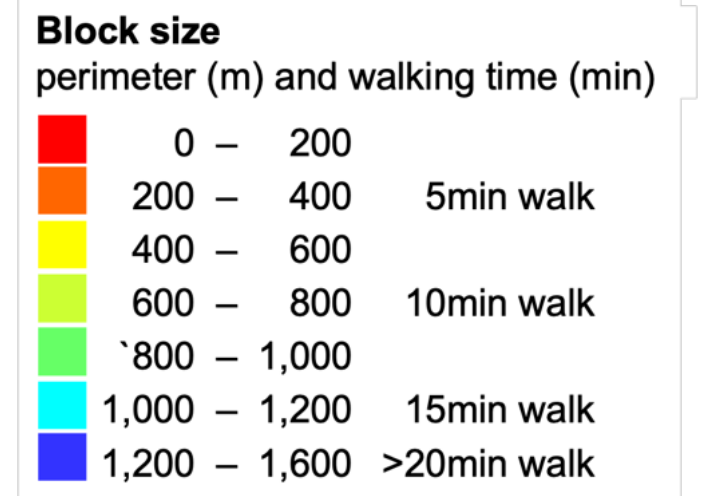
Every red line is a **new public route** delivered through planning permissions in the last ten years — a masterplan built one building at a time.

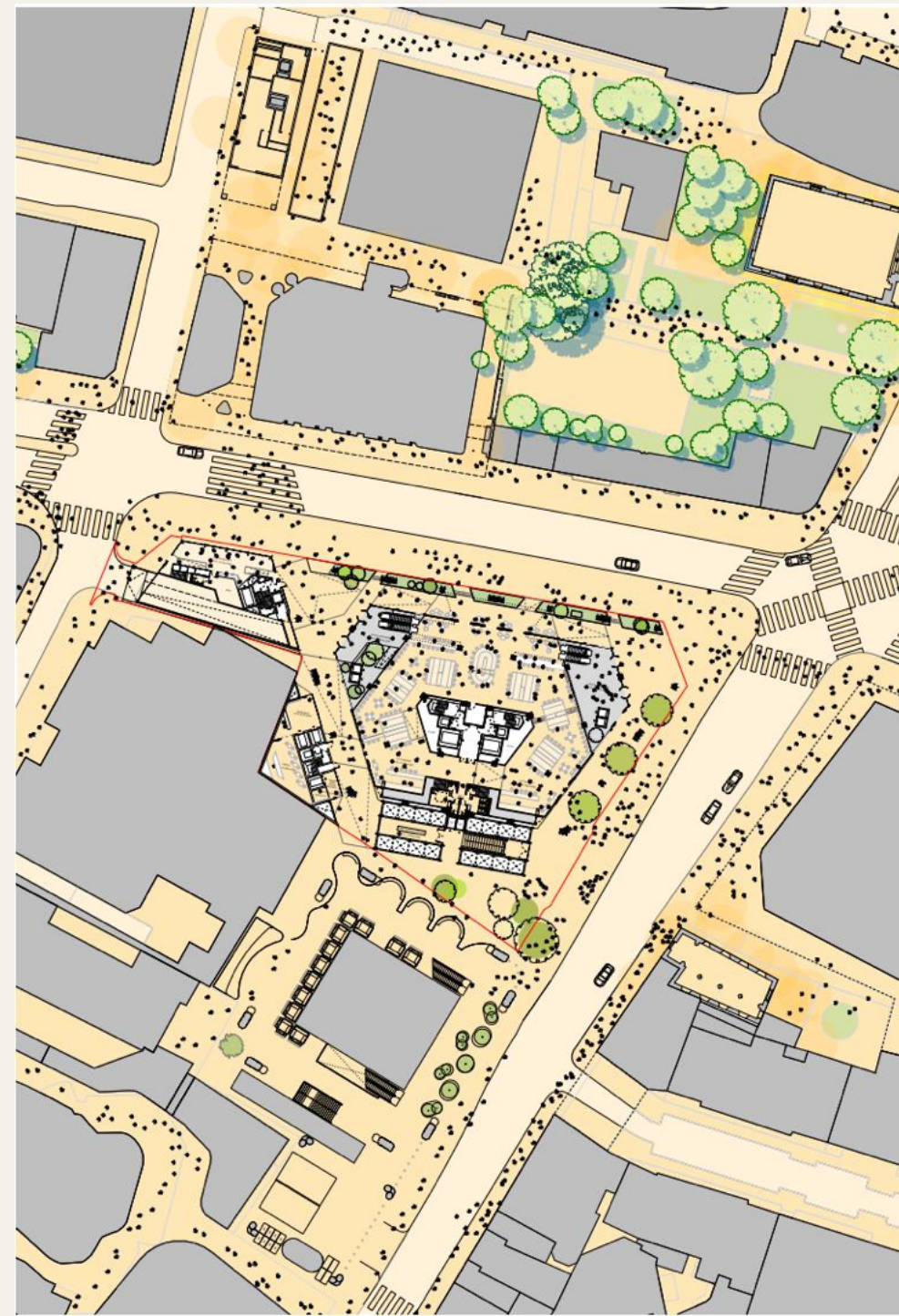
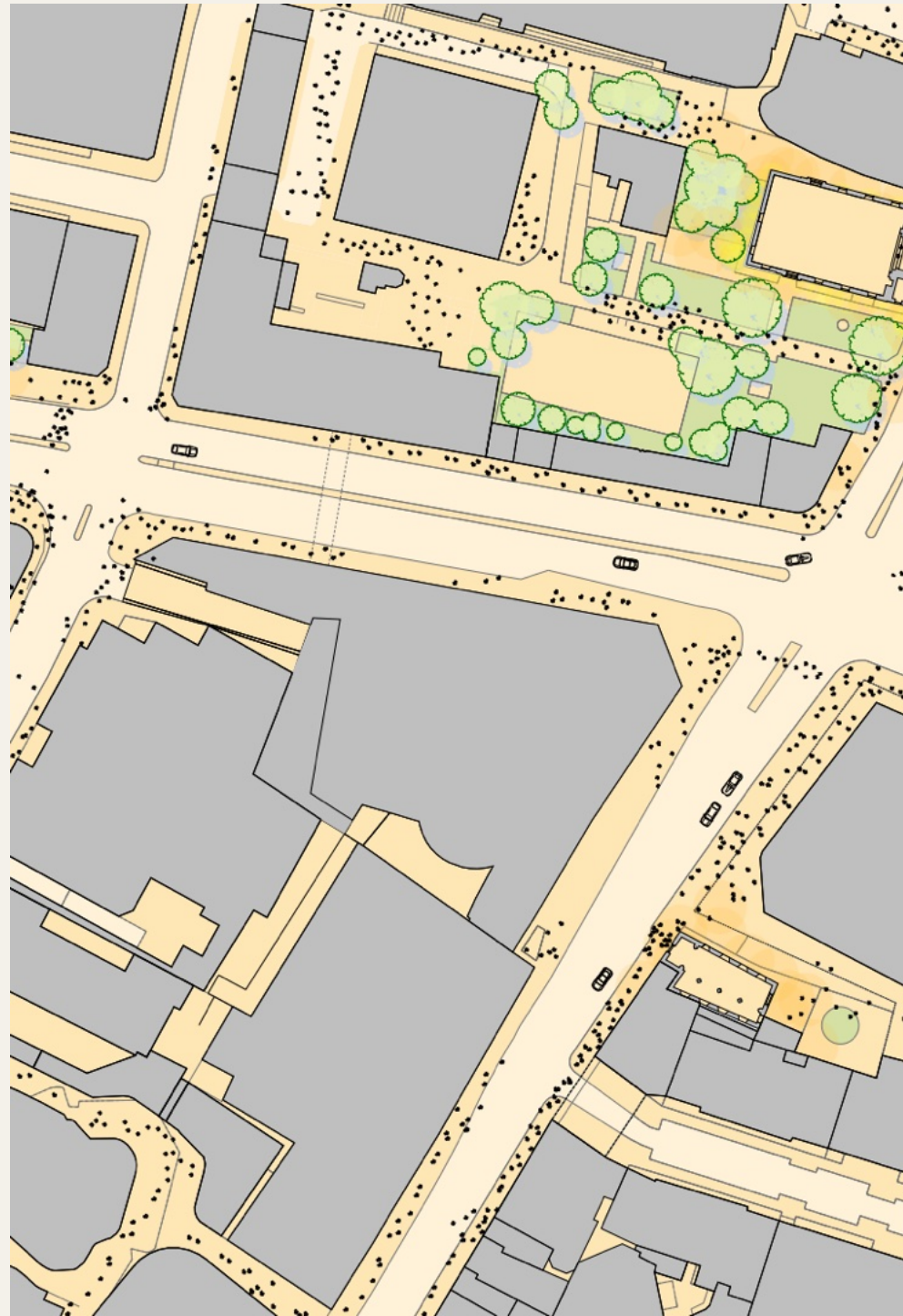


THE CITY CLUSTER · 2016-2025

RE-INVENTING THE CITY'S ALLEYS /

Zooming in on the Cluster: new public routes incorporated into tall-building permissions — existing alleys re-opened, new ones cut through consented schemes.





CITY OF LONDON · EXISTING → CONSENTED

BISHOPSGATE AXIS /

Three tall buildings — 55 Old Broad Street, 99 Bishopsgate, 55 Bishopsgate — providing linked public routes between Liverpool Street Station and the City Cluster.

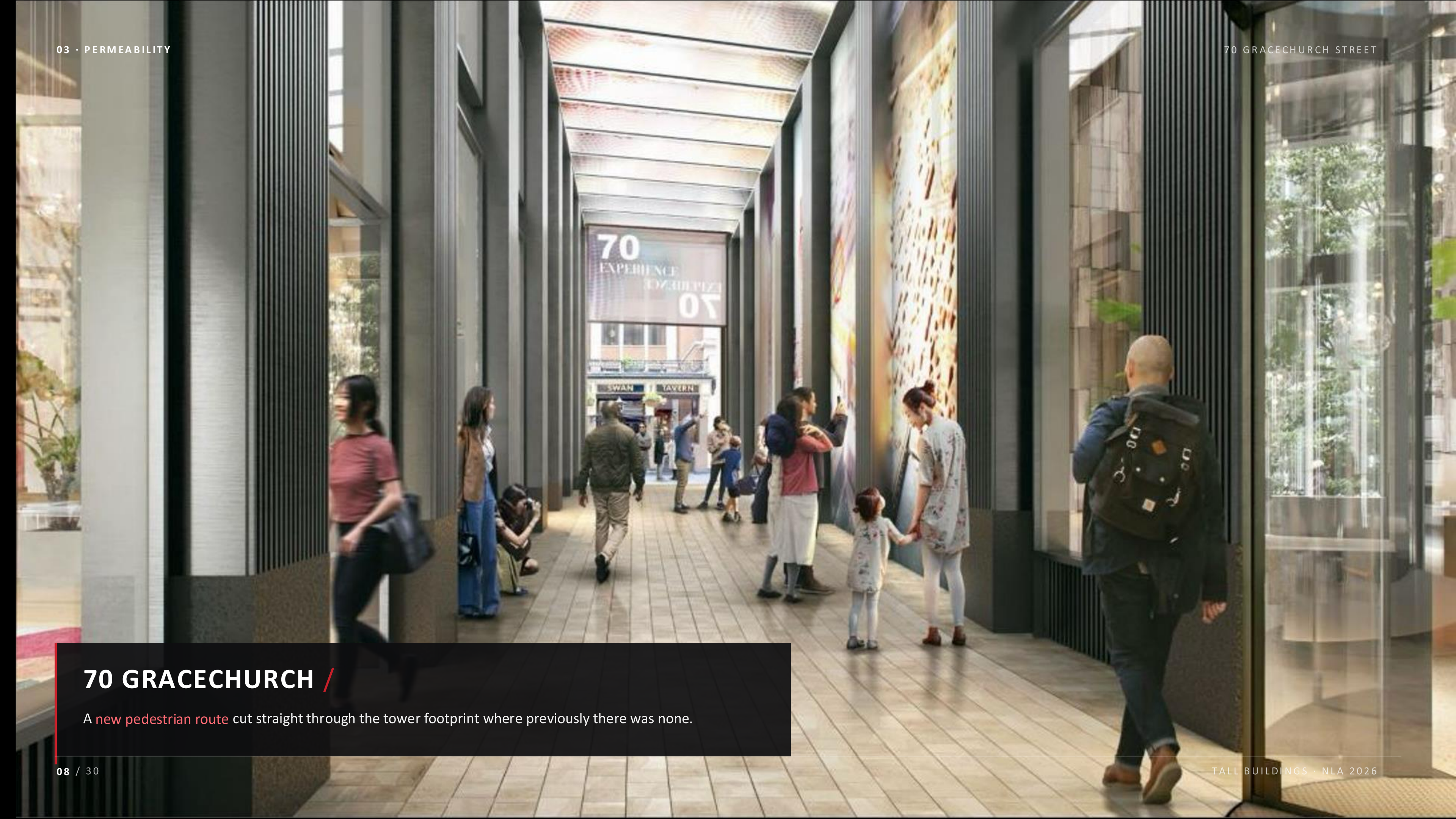
PEDESTRIAN PERMEABILITY TRANSFORMATION

LEFT — EXISTING

RIGHT — CONSENTED (RSHP)

EXISTING

CONSENTED



70 GRACECHURCH /

A new pedestrian route cut straight through the tower footprint where previously there was none.

FRAMING THE CITY /

New public routes opening up **views of City landmarks** — the towers framing the City, not hiding it.
it.

60 ALDGATE /

A re-invented pub and a **public route** — **Harrow Alley** — carved under a tall building. Heritage, permeability and density permeability and density working as one.

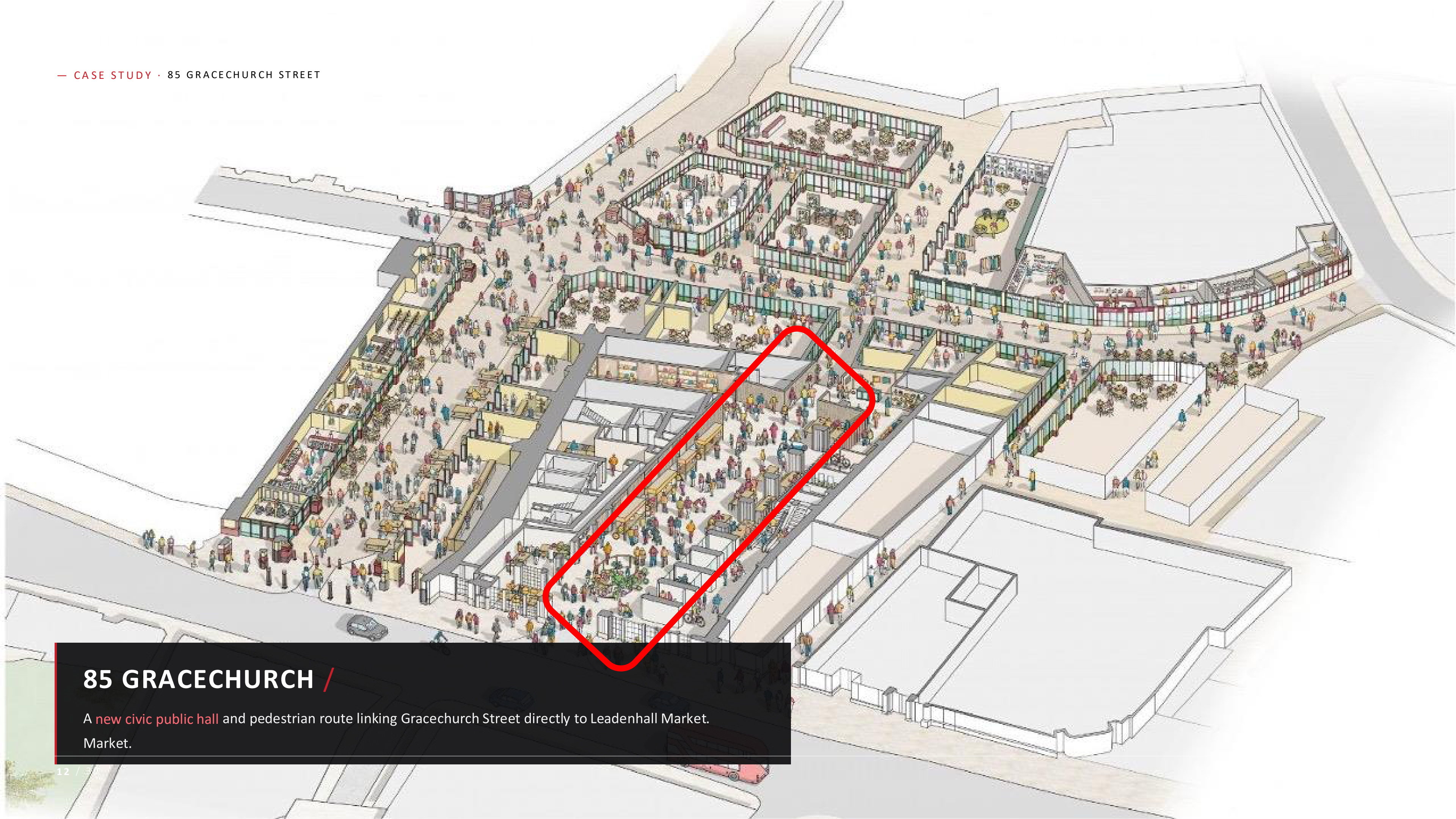


85 Gracechurch: a permeable permeable

One tower. A new civic hall, a new pedestrian route, a preserved Roman forum, and a rooftop rooftop vantage. Density paying for civic infrastructure.

11 / 30





85 GRACECHURCH /

A new civic public hall and pedestrian route linking Gracechurch Street directly to Leadenhall Market.
Market.

LEADENHALL MARKET /

The beloved Victorian market 85 Gracechurch will re-connect — today congested, often cut off from its streets.

NEW CIVIC THRESHOLD

NEW ENTRANCE FROM GRACECHURCH /

The **new entrance** of the public hall from Gracechurch Street — a generous, legible civic civic welcome, visible the length of the street.





PRECEDENT · C.1868

SPREAD EAGLE INN /

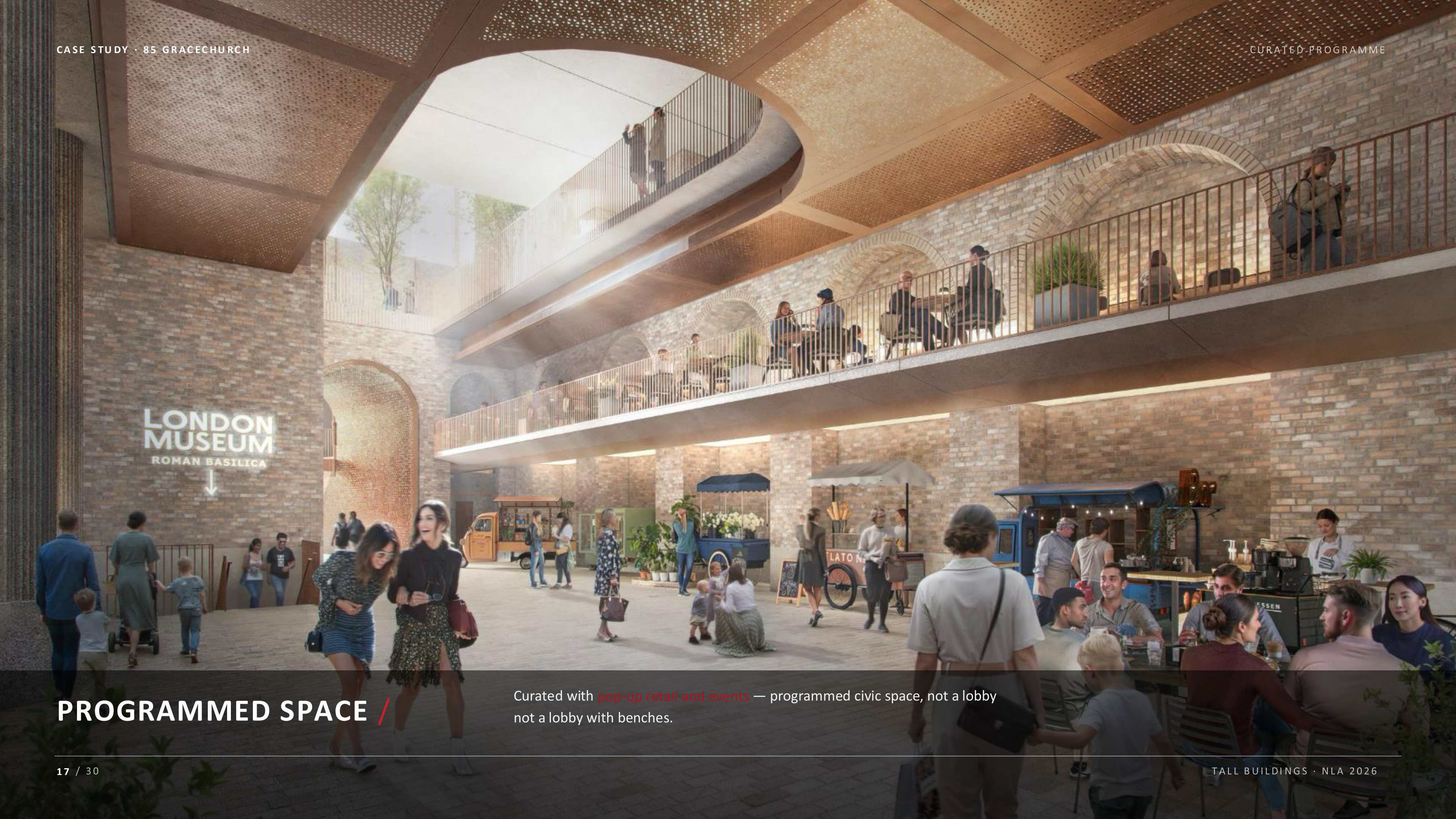


The **historical precedent** for the new public hall — a covered civic courtyard, returned to the City in a 21st-century form.



PUBLIC HALL /

Re-invented for the modern City: a **covered civic room**, open to all, returning returning the typology to the Square Mile.



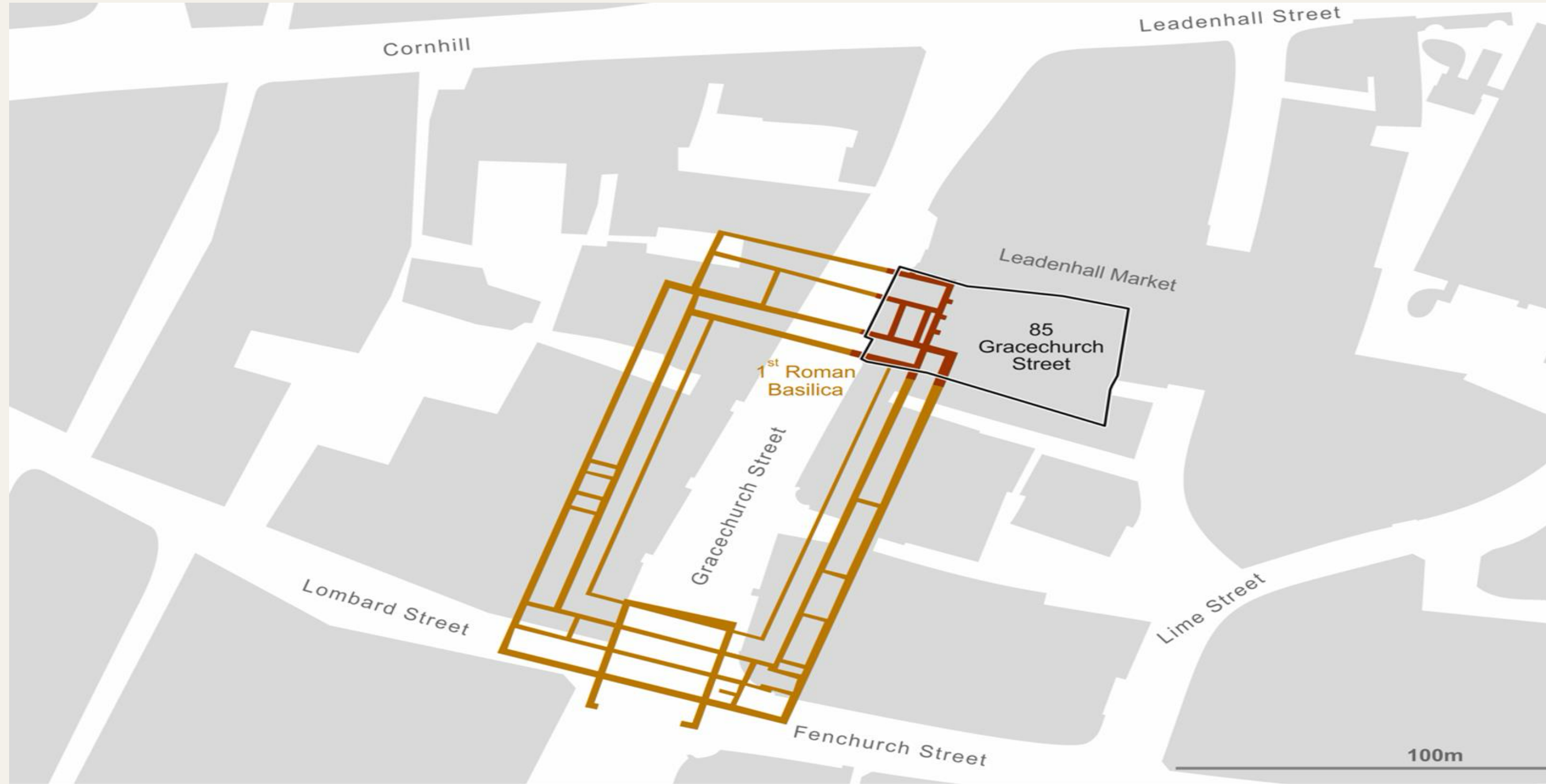
PROGRAMMED SPACE /

Curated with **pop-up retail and events** — programmed civic space, not a lobby not a lobby with benches.



PUBLIC TERRACE /

Access up to an **elevated public terrace** — a vantage point over Leadenhall Market and the ever-changing Cluster.



85 GRACECHURCH · BELOW GROUND

ROMAN BASILICA /

Access below to the **remains of the Roman Forum and Basilica**, recently discovered during excavation — preserved in preserved in situ beneath a 21st-century tower.



FORUM & BASILICA /

The archaeological heart of **Roman Londinium**, preserved in situ beneath a 21st-century tower.

FREE TO VISIT /

A focal point of a new, **free-to-visit public exhibition**. Density paying for civic for civic infrastructure.

21 Jun 2020 - 09:00



CLIMATE · MAP 01

HEAT STRESS /

The **heat-stress profile** of the Square Mile today — today — red marks where summer heat is already approaching dangerous levels.

SCENARIO · PRESENT DAY

COOL

EXTREME

21 Jun 2080 - 09:00

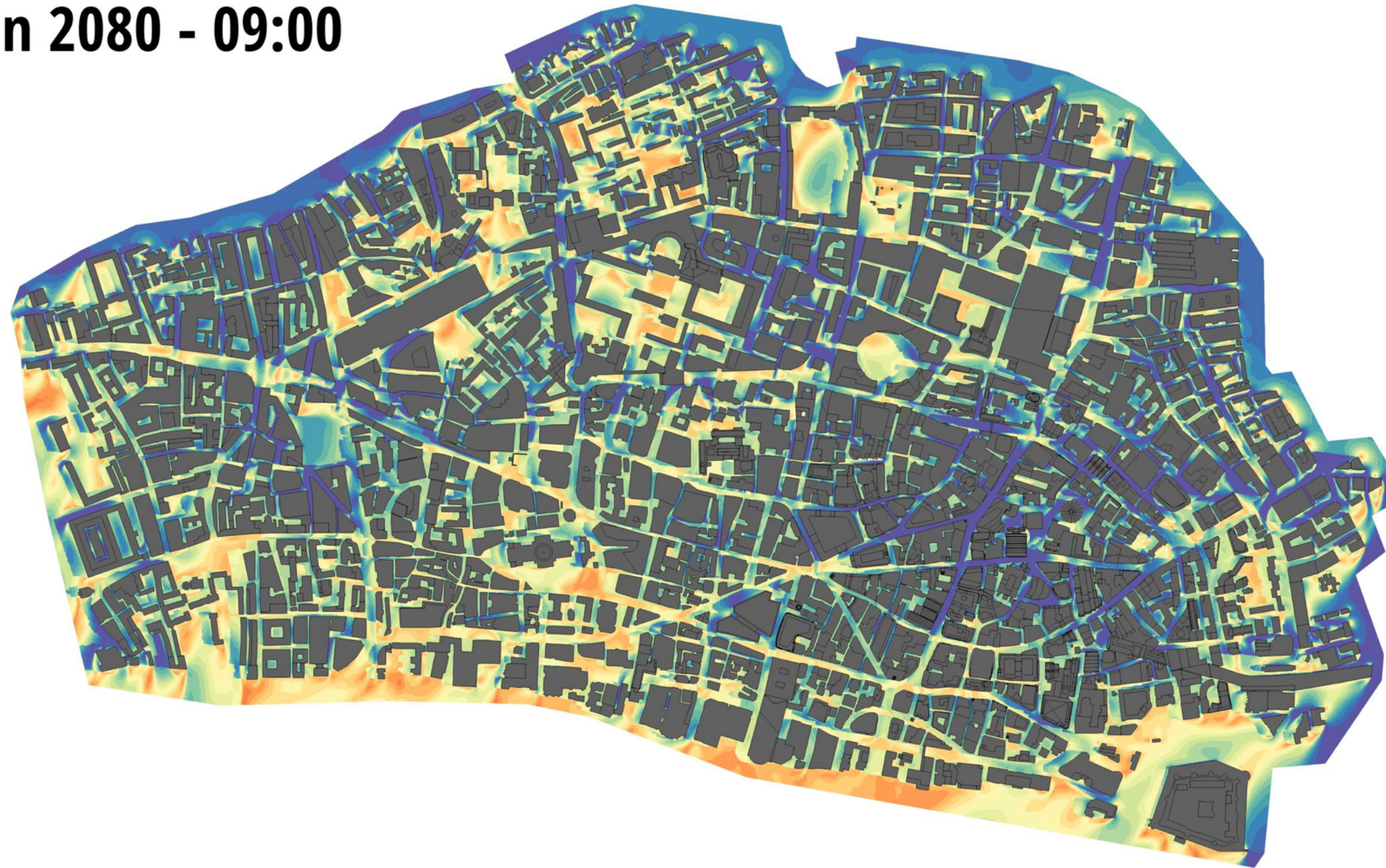
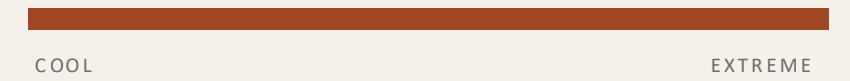


CLIMATE · MAP 02

2080 /

Tall buildings — properly designed — can mitigate heat stress by creating shade, shelter and air movement at the ground plane.

SCENARIO · 2080 PROJECTION





63 ST MARY AXE /

New public realm offering shade, shelter and climate resilience at street level.



The London Centre

BIOPHILIA IN ARCHITECTURE EXHIBITION

Can plants inform how we build better?



55 BISHOPSGATE /

Shade and shelter designed in from day one — a climate-resilient ground plane.

7-DAY GROUND PLANE /

We are striving for **seven-day, into-the-evening** ground floors with vibrant retail — activity beyond the nine-to-five.



CITY-LED PUBLIC REALM /

The City is doing its bit too — **transforming the public realm** we **realm** we own directly at Aldgate, Finsbury Circus and Greyfriars. Greyfriars.



LONDON WALL WEST /

Generous greening and soft landscaping is a hallmark of the planning schemes we deliver.



PUBLIC REALM · THREE-DIMENSIONAL

PUBLIC REALM IN 3D / 3D /

Pressure on the ground plane means we are **re-inventing public realm as a three-dimensional concept** — public roof public roof gardens and elevated terraces layered through the Cluster.

— THE COMPACT

Tall buildings **pay for** the station, re-knit the street street grid, protect heritage, mitigate heat, and and deliver civic space in three dimensions.

01

Transport

Liverpool Street, 118m pax/year.

02

Permeability

New routes through every tower.

03

Heritage

Forum preserved, market re-linked.

04

Climate

Shade, shelter, air movement.

05

Civic space

In three dimensions.

Thank you.

Tom Sleight · Chair, Planning & Transportation Committee · City of London Corporation