

A large teal graphic on the left side of the page, consisting of a triangle at the top and a rectangle below it, with a diagonal cutout in the upper left corner.

# **Fleet Street Quarter**

Planning Review

April 2024

This page left intentionally blank for pagination.

Mott MacDonald  
10 Fleet Place  
London EC4M 7RB  
United Kingdom  
  
T +44 (0)20 7651 0300  
mottmac.com

# **Fleet Street Quarter**

## **Planning Review**

April 2024

**Document reference:** 100118271 |

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

---

# Contents

|           |  |           |
|-----------|--|-----------|
| <b>1</b>  | <b>Fleet Street Quarter</b>              | <b>1</b>  |
| 1.1       | Review Purpose                           | 1         |
| 1.2       | History and Location                     | 1         |
| 1.3       | Fleet Street Quarter Baseline            | 2         |
| 1.3.1     | Employment                               | 2         |
| 1.3.2     | Land Use                                 | 2         |
| <b>2</b>  | <b>Fleet Street Quarter Developments</b> | <b>4</b>  |
| 2.1       | Development Summary                      | 4         |
| 2.1.1     | Categorising Development.                | 4         |
| 2.2       | Sites Map                                | 4         |
| <b>3</b>  | <b>Development Summary</b>               | <b>6</b>  |
| 3.1       | Development Pipeline Summary             | 6         |
| 3.2       | Development and Employment Timeline      | 6         |
| 3.2.1     | Baseline Comparison                      | 9         |
| 3.2.2     | Development Longlist                     | 9         |
| <b>A.</b> | <b>Appendix</b>                          | <b>11</b> |
| A.1       | MCIL and CIL                             | 11        |
| A.2       | Employment Calculation                   | 13        |
| A.3       | Public Space                             | 15        |
| A.4       | Development Outlines                     | 17        |
| A.5       | Development Locations                    | 19        |
| <b>B.</b> | <b>Endnotes</b>                          | <b>32</b> |

## Tables

|  |    |
|--|----|
| Table 1.1: Top broad industries for the Fleet Street Quarter, 2022 | 2  |
| Table 1.2: Estimated Uses in Fleet Street Quarter                  | 3  |
| Table 3.1: Development Pipeline Summary                            | 6  |
| Table 3.2: Estimated Increase in Fleet Street Quarter              | 9  |
| Table 3.3: Fleet Street Quarter – Development Summary              | 10 |

## Figures

|   |   |
|---|---|
| Figure 1.1: Fleet Street Quarter BID Boundary                         | 1 |
| Figure 1.2: Fleet Street Quarter LSOAs                                | 2 |
| Figure 1.3: Estimated SQM of Development Uses in Fleet Street Quarter | 3 |
| Figure 2.1: FSQ Development Summary                                   | 5 |
| Figure 3.1: Fleet Street Quarter - Development Timeline               | 8 |
| Figure 3.2: Fleet Street Quarter – Estimated Employment Timeline      | 8 |

# 1 Fleet Street Quarter

## 1.1 Review Purpose

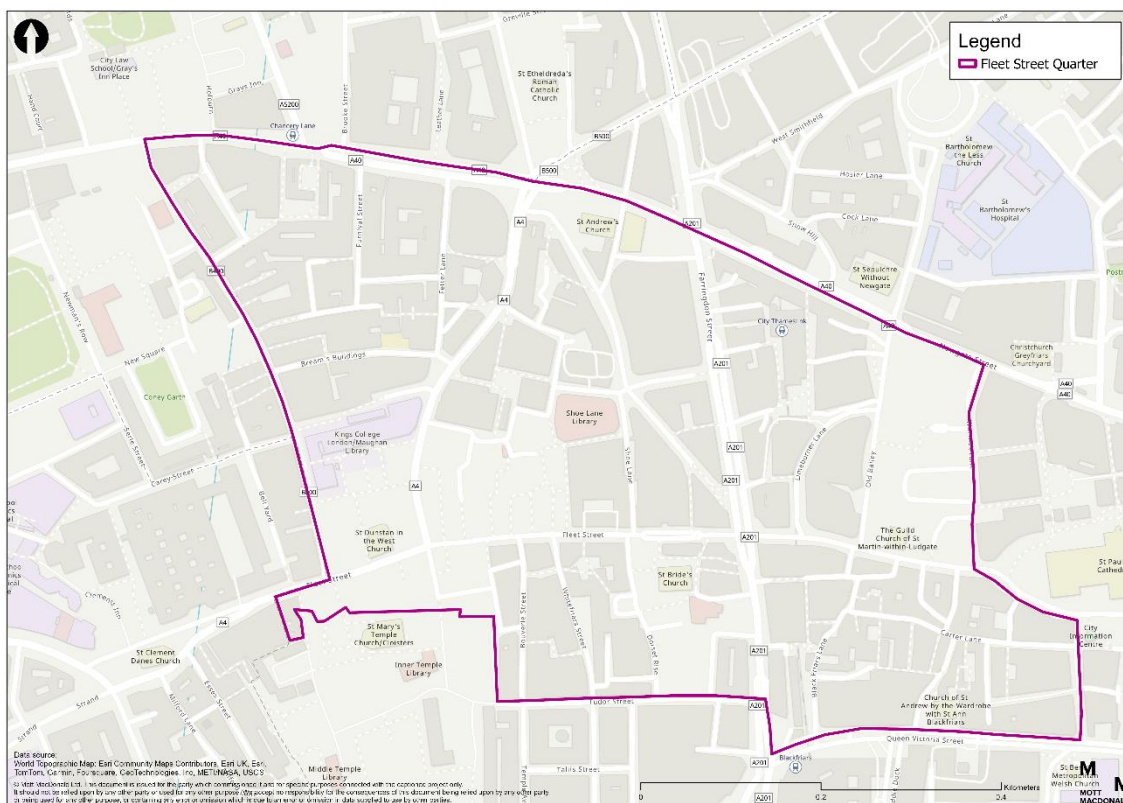
The purpose of this review is to understand the short-term future of development in Fleet Street Quarter, based on available planning application data. The report provides a concise review of the baseline level of floorspace and employment, which is used to provide a high-level comparison to future forecasts. The report checks the current development pipeline to ensure that the location, timing, and extent of future development are recorded. Information comes from planning applications data, consistently focusing on floorspace and type and gain, employment, cycle parking spaces, delivery and servicing trips, urban Greening, BREEAM rating and public space provision. When required employment and development charges have been estimated using available data, these indicators are used to feed into a summary table which compiles all quantifiable changes.

## 1.2 History and Location

In February 2022, local businesses voted in favour of establishing the Fleet Street Quarter (FSQ) Business Improvement District (BID).

The BID footprint spans just over forty-three hectares, made up of a network of streets, alleyways, and courtyards. A scale of change comparable to major regeneration locations such as King's Cross and Victoria is anticipated for the area.

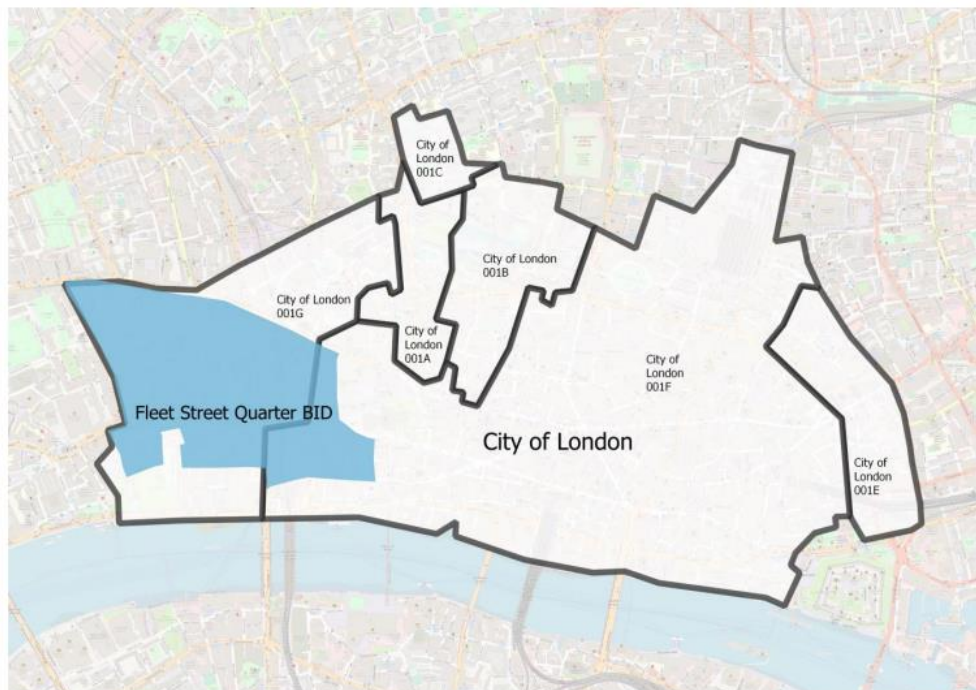
**Figure 1.1: Fleet Street Quarter BID Boundary**



Source: Mott MacDonald

The BID is made up of the following lower super output areas (LSOAs), which have been used by WSP during a baseline study and economic analysis (1). The baseline data is available at the LSOA level and has been scaled appropriately to fit the geography of the FSQ (2).

**Figure 1.2: Fleet Street Quarter LSOAs**



Source: WSP (2023) Fleet Street Quarter: Baseline and Economic Analysis Update

### 1.3 Fleet Street Quarter Baseline

#### 1.3.1 Employment

Employment has been estimated for the FSQ as shown in **Table 1.1**. The FSQ saw a significant rise in professional, financial and information sector jobs between 2018 and 2022, with total employment estimated to be 91,910 in 2022.

**Table 1.1: Top broad industries for the Fleet Street Quarter, 2022**

| Sector   | Jobs in 2018 | Jobs in 2022 | +/- in jobs |
|--|--------------|--------------|-------------|
| Professional, scientific & technical (M)       | 25,000       | 36,000       | 11,000      |
| Financial & insurance (K)                      | 14,700       | 16,700       | 2,000       |
| Information & communication (J)                | 8,100        | 14,200       | 6,100       |
| Business administration & support services (N) | 12,300       | 9,450        | -2,850      |
| Health (Q)                                     | 2,380        | 3,550        | 1,170       |
| Other  | 13,830       | 12,010       | -2,720      |
| Total employment                               | 76,310       | 91,910       | 14,700      |

Source: WSP (2023) Fleet Street Quarter: Baseline and Economic Analysis Update

#### 1.3.2 Land Use

A search of Valuation Office Agency (VOA) data for the FSQ area is shown in **Table 1.2**. The VOA descriptions have been filtered into categories to give an estimated total floor space for the FSQ.



**Table 1.2: Estimated Uses in Fleet Street Quarter**

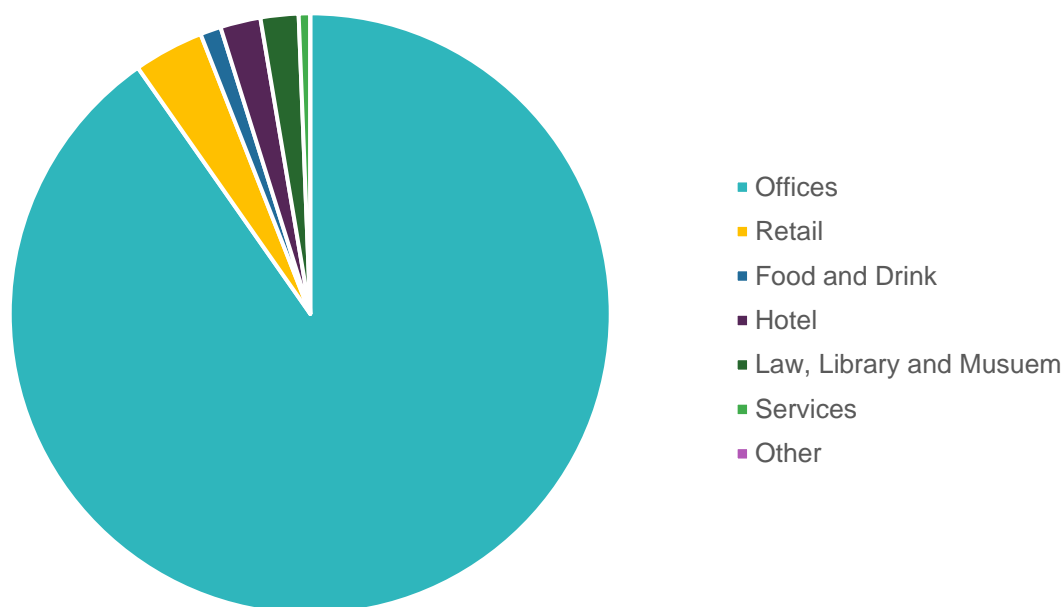
| Use Descriptions        | Floorspace (Estimated '000 sqm) | Rateable Value (£m) |
|-------------------------|---------------------------------|---------------------|
| Offices                 | 874.0                           | £388.5              |
| Retail                  | 36.6                            | £14.2               |
| Food and Drink          | 10.8                            | £3.5                |
| Hotel                   | 21.0                            | £9.3                |
| Law, Library and Museum | 19.8                            | £12.9               |
| Services                | 6.0                             | £2.0                |
| Other                   | 0.0                             | £0.0                |
| Total                   | 968.2                           | 430.4               |

Source: Mott MacDonald

Taking the estimated sqm of employment space (968,200) and dividing it by the estimated number of jobs (91,910) gives an average job density of 10.5 jobs per sqm. This employment density is slightly higher than the density guidance set out by the Greater London Authority (3), however, the report does state that the '2018 BCO survey states that the average value for workplace density is 9.6 sqm', with larger offices containing higher density. With a high proportion of large offices located in the FSQ, this could increase the average job density.

The estimated sqm of each use is shown in **Figure 1.3**, highlighting the high concentrations of office uses in the FSQ.

**Figure 1.3: Estimated SQM of Development Uses in Fleet Street Quarter**



Source: Mott MacDonald, Data Sourced from Datscha

## 2 Fleet Street Quarter Developments

### 2.1 Development Summary

A summary of the development reviewed in this report, including the development name, address, description, and timeline is shown in **Table A-8**. This list has differed from the list set out in the FSQ development pipeline by the following.

Development removed;

- West Smithfield: Duplication with the West Smithfield Museum of London.
- Victoria Embankment: No clear development identified.

Development added;

- (12): Temple Chambers
- (20): Hoyler House
- (21): 32 Ludgate Hill

#### 2.1.1 Categorising Development.

Developments have been put into three broad categories that outline the level of change expected at each site based on the description of development in the planning application. The description of the development, development number and key dates for planning and construction are located in Table A- 8 on page 11. The categories are;

- **Category 1:** Demolition of existing site, construction of new building
- **Category 2:** Partial demolition of existing site, extension of building, full refurbishment of the building.
- **Category 3:** Partial renovation and/ or change of use.

### 2.2 Sites Map

The twenty-nine development sites and the FSQ BID boundary are shown in **Figure 2.1**. These development sites have been numbered and can be cross-referred to Table 3.3 which shows the names of each development **Table 3.3**. Further details for each development are shown Table A-8. The developed have been colour coded into the categories shown above to highlight key areas of new development. Locations for each have come from relevant planning applications, listed in full in **Appendix A.5**.

Some developments are not located within the FSQ boundary but will impact the FSQ area. Planning applications for the following areas have been reviewed, but will remain separated in summary tables;

- (10): West Smithfield Museum of London
- (11): 150 Holborn
- (12): Temple Chambers
- (13): Hale Court
- (15): 65 Holborn Viaduct
- (26): 40 Holborn Viaduct
- (27): 2 Waterhouse Square

**Legend**

- Fleet Street Quarter
- Demolition and rebuild
- Extension
- Renovation

Map showing 28 numbered sites for regeneration in the Fleet Street Quarter, London. The map includes surrounding streets (e.g., Fleet Street, Farringdon Street, Ludlow Street) and landmarks (e.g., St Andrew's Church, Kings College London, St Mary's Temple Church/Cloisters). A scale bar at the bottom right indicates distances up to 0.4 kilometers.

April 2024

## 3 Development Summary

### 3.1 Development Pipeline Summary

A summary of all twenty-nine developments is presented in **Table 3.1**, split between development within the BID boundary, and the total of all development in the review.

Where data was not available for development, values for total MCIL and CIL contributions and employment have been estimated. The methodology for estimating these are listed in **section A** and **section A.2**.

**Table 3.1: Development Pipeline Summary**

| Value                                 | FSQ Development | All Developments |
|---------------------------------------|-----------------|------------------|
| <b>Employment</b>                     |                 |                  |
| Current                               | 23,165          | 27,900           |
| Gross                                 | 33,227          | 39,971           |
| Net                                   | 10,062          | 12,071           |
| <b>Floorspace (GIA sqm)</b>           |                 |                  |
| Current                               | 351,187         | 463,001          |
| Gross                                 | 475,713         | 609,915          |
| Net                                   | 124,526         | 146,914          |
| <b>Floorspace Net Gains (GIA sqm)</b> |                 |                  |
| Class A                               | -177            | -1,564           |
| Class B                               | 24,025          | 27,845           |
| Class C                               | 1,508           | 17,173           |
| Class D                               | -               | 33,340           |
| Class E                               | 74,655          | 78,858           |
| Class F                               | 274             | 274              |
| Sui Generis                           | 11,675          | -20,298          |
| <b>Infrastructure Levy</b>            |                 |                  |
| Community Infrastructure Levy         | £9,775,969      | £11,478,411      |
| Mayoral Community Infrastructure Levy | £20,471,722     | £22,974,691      |
| Total Levy                            | £30,247,691     | £34,453,102      |
| <b>Other</b>                          |                 |                  |
| Cycle Parking Spaces                  | 5,331           | 6,559            |
| Daily service deliveries              | 442             | 546              |
| Public Space (sqm)                    | 6,803           | 8,133            |

Source: Mott MacDonald

### 3.2 Development and Employment Timeline

**Figure 3.1** below shows the finishing dates of development projects by quarter. Six of the twenty-four projects with available finishing dates should be completed by 2024. All twenty-four projects are projected to end by the second quarter of 2028. Developments 12 (Temple Chambers), 13 (Hale Court), 21 (30 – 32 Ludgate Hill), 22 (65 Fleet Street) and 28 (6 St. Andrew Street) do not have available finishing dates.

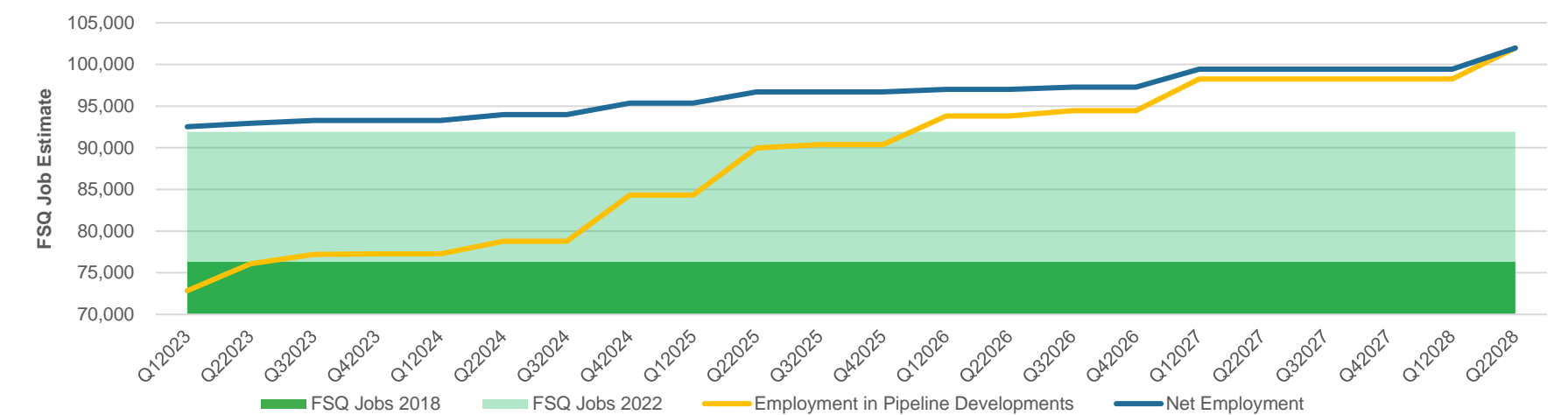
Each development has an estimated net additional job number. Adding each forecast employment number to the baseline employment number at the development finishing date is shown in **Figure 3.2**.

Figure 3.1: Fleet Street Quarter - Development Timeline

| Demolition and Rebuild   |  |                                      |   |                        |                      |   |      |   |      |
|--|--|--------------------------------------|---|------------------------|----------------------|---|------|---|------|
| (11) 150 Holborn<br>(20) Hoyler House  |  | (1) Stonecutter Court<br>(6) Edenica | (7) 120 Fleet Street<br>(15) 65 Holborn Viaduct     |                        | (4) Salisbury Square | (23) Fleet House                                      |      | (9) Holborn Viaduct<br>(17) Thavies Inn House |      |
|  |  |                                      |   |                        |                      |   |      |   |      |
| Extension and Renovation   |  |                                      |   |                        |                      |   |      |   |      |
| (2) Chancery House<br>(5) New Bridge Street House<br>(8) The Carter<br>(16) 5 Chancery Lane<br>(3) The Northcliffe |  | (10) Smithfield<br>(14) Myo          | (18) 10 Salisbury Square<br>(19) Peterborough Court | (27) Waterhouse Square | (29) Daniel House    | (26) 40 Holborn Viaduct<br>(24) 100 New Bridge Street |      |   |      |
| Completed  |  | Q1&2                                 | Q3&4  | Q1&2                   | Q3&4                 | Q1&2  | Q3&4 | Q1&2  | Q3&4 |
| 2023   |  | 2024                                 |   | 2025                   |                      | 2026  |      | 2027  |      |
|  |  |                                      |   |                        |                      |   |      | 2028  |      |

Source: Mott MacDonald

Figure 3.2: Fleet Street Quarter – Estimated Employment Timeline



Source: Mott MacDonald

### 3.2.1 Baseline Comparison

Using the FSQ baseline from **Section 1.3** a high-level comparison can be made from the current quantity of floorspace, employment and rateable value. Due to the new developments, within the FSQ there is an estimated increase of 10,062 new jobs, a 10% increase on the jobs estimated in 2022. Rateable value has been increased in line with the estimated increase in floorspace of 13.6%, totalling £55.4m

**Table 3.2: Estimated Increase in Fleet Street Quarter**

| Value               | Baseline | Estimated Net Gain by 2028 | Increase on Baseline |
|---------------------|----------|----------------------------|----------------------|
| Floorspace (sqm)    | 968,200  | 124,526                    | 12.9%                |
| Employment (Jobs)   | 91,910   | 10,062                     | 10.9%                |
| Rateable Value (£m) | £430.4   | 55.4                       | 12.9%                |

Source: Mott MacDonald

### 3.2.2 Development Longlist

**Table 3.3** presents the long list of developments either within or close proximity to the FSQ. The table summarises:

- Gross and Net floorspace;
- CIL and MCIL (estimated and actual);
- Net additional employment;
- Number of cycle parking spaces;
- Delivery and servicing trips;
- Urban Green Factor;
- BREEAM rating; and
- Public Space provision

The full description of the public space provision is available in the **Table A-7**.

Table 3.3: Fleet Street Quarter – Development Summary

| Development |                                    |            | Floorspace (sqm) |         | Employment |        |          | Charges (£) |                    |            | Travel     |            | Other            |               |                         |  |                    |
|-------------|------------------------------------|------------|------------------|---------|------------|--------|----------|-------------|--------------------|------------|------------|------------|------------------|---------------|-------------------------|--|--------------------|
| ID          | Name                               | Inside FSQ | Gross            | Net     | Current    | Gross  | Main Use | Net Gain    | Estimate Source    | MCIL       | CIL        | Total      | New Cycle Spaces | Daily Service | UGF                     | BREEAM rating  | Public Space (sqm) |
| 1           | Stonecutter Court                  | Y          | 33,873           | 14,634  | 1,414      | 2,738  | B1       | 1,324       | Mott MacDonald     | 623,750    | 935,625    | 1,559,375  | 507              | 92            | above 0.3               | 75.3% for Office, 58.6% for Retail                                 | 230                |
| 2           | Chancery House                     | Y          | 11,443           | -       | 844        | 938    | B1       | 94          | Mott MacDonald     | -          | -          | -          | -                | -             | N/A                     | N/A  | -                  |
| 3           | The Northcliffe                    | Y          | 25,119           | 1,102   | 1,753      | 2,027  | B1       | 274         | Mott MacDonald     | 205,761    | 115,178    | 320,938    | 345              | 60            | no higher than 0.1      | "Excellent" for office   | -                  |
| 4           | Salisbury Square                   | Y          | 47,795           | 13,490  | 1,711      | 1,713  | E        | 2           | Planning Documents | 1,400,791  | 605,555    | 2,006,346  | 509              | 80            | 0.28                    | "Excellent" (courts, police station, office), "Very Good" (retail) | 1,440              |
| 5           | New Bridge Street House            | Y          | 3,323            | 187     | 231        | 272    | B1       | 41          | Mott MacDonald     | 34,595     | 14,025     | 48,620     | 18               | -             | N/A                     | Minimum "excellent" and aiming for "outstanding"                   | -                  |
| 6           | Edenica                            | Y          | 13,553           | 7,161   | 449        | 1,093  | B1       | 644         | Mott MacDonald     | 1,347,170  | 546,150    | 1,893,320  | 234              | 14            | 0.34                    | "Outstanding" for offices, "excellent" for the new public house    | 226                |
| 7           | 120 Fleet Street                   | Y          | 78,456           | 19,638  | 4,338      | 5,656  | B1       | 1,319       | Mott MacDonald     | 3,386,156  | 2,045,967  | 5,432,123  | 995              | 70            | 0.34 (UGF) or 0.3 (GLA) | 90.4%), aiming for "outstanding"                                   | 1,990              |
| 8           | The Carter                         | Y          | 14,607           | 863     | 1,012      | 1,194  | B1       | 182         | Mott MacDonald     | 159,324    | 64,725     | 224,049    | 227              | 24            | 0.22                    | Excellent (post construction target)                               | 457                |
| 9           | Holborn Viaduct                    | Y          | 34,073           | 17,129  | 1,233      | 2,792  | B1       | 1,559       | Mott MacDonald     | 3,411,662  | 1,425,300  | 4,836,962  | -                | -             | 0.39 (GLA). 0.44 (CoL)  | Outstanding (post construction target)                             | 308                |
| 10          | West Smithfield (Museum of London) | N          | 40,974           | 1,367   | 40         | 692    | D1       | 652         | Planning Documents | 311,193    | 51,225     | 362,418    | -                | 60            | 0.04                    | Excellent (post construction target)                               | N/A                |
| 11          | 150 Holborn                        | N          | 14,361           | 2,446   | 837        | 1,149  | B1       | 312         | Mott MacDonald     | 260,450    | 234,405    | 494,855    | 230              | 41            | N/A                     | Excellent (post construction target)                               | -                  |
| 12          | Temple Chambers (3-7 Temple Ave)   | N          | 2,327            | -       | 172        | 172    | B1       | -           | Mott MacDonald     | -          | -          | -          | 128              | -             | N/A                     | N/A  | -                  |
| 14          | New Street Square (Myo)            | Y          | 5,113            | 188     | 363        | 419    | B1       | 56          | Mott MacDonald     | 36,260     | 14,700     | 50,960     | -                | -             | 0.15                    | Excellent  | -                  |
| 15          | 65 Holborn Viaduct                 | N          | 22,349           | 14,372  | -          | 291    | C        | 291         | Mott MacDonald     | 1,149,760  | 1,077,900  | 2,227,660  | 522              | 3             | 0.35                    | "Excellent" (73.05%)   | 1,011              |
| 16          | 5 Chancery Lane                    | Y          | 13,717           | 3,050   | 787        | 1,124  | B1       | 337         | Mott MacDonald     | 564,250    | 228,750    | 793,000    | 204              | 6             | 0.34                    | "Excellent" (target 71.75% and potential 77.65%)                   | -                  |
| 17          | Thavies Inn House                  | Y          | 12,102           | 6,077   | 397        | 992    | B1       | 595         | Mott MacDonald     | 1,277,240  | 517,800    | 1,795,040  | 253              | 14            | 0.32                    | "Outstanding" (>= 85%)   | 597                |
| 18          | 10 Salisbury Square                | Y          | 6,257            | 285     | 440        | 513    | B1       | 72          | Mott MacDonald     | -          | -          | -          | 111              | -             | 0.12                    | Excellent (pre-assessment)   | -                  |
| 19          | Peterborough Court                 | Y          | 43,257           | - 747   | 2,300      | 2,300  | B1       | -           | Developer Group    | -          | -          | -          | 450              | -             | N/A                     | Excellent (post construction target)                               | 478                |
| 20          | Hoyler House                       | Y          | 839              | 68      | 57         | 62     | B1       | 5           | Mott MacDonald     | -          | -          | -          | 4                | -             | N/A                     | N/A  | -                  |
| 21          | 30 - 32 Ludgate Hill               | Y          | 1,608            | 289     | 95         | -59    | C        | -154        | Mott MacDonald     | 40,491     | 21,692     | 62,182     | 3                | -             | N/A                     | "Outstanding"  | -                  |
| 22          | 65 Fleet Street                    | Y          | 32,073           | 3,621   | 2,094      | 2,617  | B1       | 524         | Mott MacDonald     | 666,925    | 271,575    | 938,500    | 23               | -             | 0.13                    | Excellent (post construction target)                               | -                  |
| 23          | Fleet House                        | Y          | 7,810            | 2,198   | 375        | 640    | B1       | 265         | Mott MacDonald     | 532,430    | 215,850    | 748,280    | 130              | 11            | 0.28                    | "Excellent" (73.55%), potential for "outstanding" (91.02%)         | 202                |
| 24          | 100 New Bridge Street              | Y          | 22,777           | 2,393   | 1,385      | 1,713  | B1       | 327         | Mott MacDonald     | 495,800    | 201,000    | 696,800    | 289              | 23            | 0.31                    | "Outstanding" (85%)  | 109                |
| 25          | Hill House                         | Y          | 57,057           | 32,347  | 1,202      | 3,737  | B1       | 2,534       | Mott MacDonald     | 6,214,317  | 2,519,318  | 8,733,634  | 837              | 17            | 0.34                    | "Outstanding"  | 766                |
| 26          | 40 Holborn Viaduct                 | N          | 24,338           | 3,576   | 1,531      | 1,994  | B1       | 463         | Mott MacDonald     | 661,560    | 268,200    | 929,760    | 348              | -             | 0.29                    | Outstanding (post construction target)                             | 319                |
| 27          | 2 Waterhouse Square                | N          | 29,853           | 627     | 2,155      | 2,446  | B1       | 291         | Mott MacDonald     | 120,006    | 70,712     | 190,718    | -                | -             | N/A                     | Minimum "Excellent" with aspirations for "Outstanding"             | -                  |
| 28          | 6 St Andrew Street                 | Y          | 4,292            | 437     | 284        | 347    | B1       | 63          | Mott MacDonald     | 74,802     | 32,760     | 107,562    | 58               | -             | N/A                     | Excellent (post construction target)                               | -                  |
| 29          | Daniel House                       | Y          | 6,569            | 116     | 400        | 400    | B1       | -           | Developer Group    | -          | -          | -          | 134              | 31            | 0.06                    | Current building "Minimum standard for Excellent rating"           | -                  |
| Total       |                                    |            | 609,915          | 146,914 | 27,900     | 39,971 |          | 12,071      |                    | 22,974,691 | 11,478,411 | 34,453,102 | 6,559            | 546           |                         |  | 8,133              |



# A. Appendix

## A.1 MCIL and CIL

### A.1.1 Charging Schedule

The Planning documents for some developments specify the amounts of MCIL and CIL payments. In cases where this is not specified, the amounts can be estimated based on net floorspace gains. The charge rate for both CILs and MCILs depends on the year and the type of floor space.

**Table A- 1** details the charging schedule of MCIL, the City of London CIL, and the Camden Zone A CIL. The two boroughs are included since all FSQ developments fall in either of the two jurisdictions.

**Table A- 1: CIL Charging schedule for FSQ (£) (2019-2024)**

|   | 2012 -<br>2019 <sup>(4)</sup> | 2019<br>(Apr-Dec)<br><sup>(5)</sup> | 2020 <sup>(6)</sup>  | 2021 <sup>(7)</sup>  | 2022 <sup>(8)</sup>  | 2023 <sup>(9)</sup>  | 2024 <sup>(10)</sup> |
|---|-------------------------------|-------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>MCIL (£)</b>                               |                               |                                     |                      |                      |                      |                      |                      |
| Office  | 65.25                         | 185                                 | 183.9                | 185.68               | 186.12               | 199                  | 213.59               |
| Retail  | 65.25                         | 165                                 | 164.02               | 166.5                | 166                  | 177.5                | 190.5                |
| Hotel   | 65.25                         | 140                                 | 139.17               | 141.27               | 140.85               | 150.6                | 161.64               |
| <b>City of London CIL (£) <sup>(11)</sup></b> |                               |                                     |                      |                      |                      |                      |                      |
| Office  |                               |                                     | 104.81               | 104.5                | 104.18               | 111.4                |                      |
| Residential<br>(Riverside)                    |                               |                                     | 209.62               | 209                  | 208.37               | 222.8                |                      |
| Residential                                   |                               |                                     | 132.76               | 132.36               | 131.97               | 141.11               |                      |
| <b>Camden Zone A CIL (£)</b>                  |                               |                                     |                      |                      |                      |                      |                      |
|   |                               | 2019 <sup>(12)</sup>                | 2020 <sup>(13)</sup> | 2021 <sup>(14)</sup> | 2022 <sup>(15)</sup> | 2023 <sup>(16)</sup> |                      |
| Retail  |                               | 30                                  | 32                   | 32                   | 32                   | 34                   |                      |
| Office  |                               | 110                                 | 110                  | 110                  | 111                  | 116                  |                      |
| Student<br>Housing                            |                               | 214                                 | 225                  | 224                  | 225                  | 239                  |                      |

Source: Sources listed in table

Despite the fluctuating yearly rates, developments with calculated CIL payments do not use these charging schedules. Instead, they use the base charging rates for each type of development regardless of the year of construction.

### A.1.2 Methodology

The table overleaf verifies the use of base rates instead of yearly rates. For all developments with calculated MCIL and CIL charges, **Table A-2** uses the charged amounts and net additional floorspaces to estimate MCIL/CIL rates. As shown, in all cases, the estimated MCIL and CIL rates closely and unanimously resemble the base rates. The table does not list developments No. 3 (Salisbury Square) and No. 10 (West Smithfield Museum of London) as their development type does not fit with the CIL categories.

S106 has not been estimated due to the lack of a consistent charging schedule.

**Table A-2: MCIL and CIL rate estimations based on available charges**

| Development         | Office (sqm)              | Retail (sqm) | MCIL (£)  | CIL (£)   | Estimated MCIL - Office (£) | Estimated MCIL - Retail (£) | Estimated CIL (£) |
|---------------------|---------------------------|--------------|-----------|-----------|-----------------------------|-----------------------------|-------------------|
| Stonecutter Court   | 11,239                    | 1,236        | 623,750   | 935,625   | 50.00                       | 50.00                       | 75.00             |
| The Northcliffe     | Developer confirmed rates |              |           |           | 185.00                      | N/A                         | 75.00             |
| The Carter          | 863                       | N/A          | 159,324   | 64,725    | 184.62                      | N/A                         | 75.00             |
| Holborn Viaduct     | 18,210                    | N/A          | 3,411,662 | 1,425,300 | 187.35                      | N/A                         | 78.27             |
| 150 Holborn         | 5,209                     | N/A          | 260,450   | 234,405   | 50.00                       | N/A                         | 44.63             |
| New Street Square   | 196                       | N/A          | 36,269    | 14,700    | 185.05                      | N/A                         | 75.00             |
| 5 Chancery Lane     | 3,050                     | N/A          | 564,250   | 228,750   | 185.00                      | N/A                         | 75.00             |
| 65 Fleet Street     | 3,473                     | 148          | 666,925   | 271,575   | 185.00                      | 165.00                      | 75.00             |
| 6 St. Andrew Street | 437                       | N/A          | 74,802    | 32,760    | 171.25                      | N/A                         | 75.00             |
| Daniel House        | 116                       | N/A          | 21,460    | 8,700     | 185.00                      | N/A                         | 75.00             |
| 120 Fleet Street    |                           |              | 3,386,156 | 2,045,967 |                             |                             |                   |
| 2 Waterhouse Square |                           |              | 120,006   | 70,712    |                             |                             |                   |

Source: Mott MacDonald

**A.1.3 MCIL and CIL Estimates**

All relevant planning applications reviewed in this report have used base rates to calculate MCIL and CIL charges. To maintain consistency, this analysis uses the same methodology to estimate the charges for other developments on the list, using the 2019 MCIL2 rates. **Table A-3** below details MCIL and CIL estimates for developments without existing calculations.

**Table A-3: MCIL and CIL charge estimates**

| Development                         | Location       | CIL Eligible | MCIL (£)           | CIL (£)           | Total charge (£)   |
|-------------------------------------|----------------|--------------|--------------------|-------------------|--------------------|
| Chancery House                      | City of London | N            | £0                 | £0                | £0                 |
| New Bridge Street House             | City of London | Y            | £34,595            | £14,025           | £48,620            |
| Edenica                             | City of London | Y            | £1,347,170         | £546,150          | £1,893,320         |
| 65 Holborn Viaduct                  | City of London | Y            | £1,149,760         | £1,077,900        | £2,227,660         |
| Thavies Inn House                   | City of London | Y            | £1,277,240         | £517,800          | £1,795,040         |
| 10 Salisbury Square                 | City of London | N            | £0                 | £0                | £0                 |
| Peterborough Court                  | City of London | N            | £0                 | £0                | £0                 |
| Fleet House                         | City of London | Y            | £532,430           | £215,850          | £748,280           |
| 100 New Bridge Street               | City of London | Y            | £495,800           | £201,000          | £696,800           |
| Hill House                          | City of London | Y            | 6,214,317          | 2,519,318         | 8,733,634          |
| 40 Holborn Viaduct                  | City of London | Y            | £661,560           | £268,200          | £929,760           |
| 2 Waterhouse Square                 | Camden         | Y            | £115,995           | £68,970           | £184,965           |
| 3-7 Temple Ave                      | City of London | N            | £0                 | £0                | £0                 |
| Hoyler House (20-21 Red Lion Court) | City of London | N            | £0                 | £0                | £0                 |
| 30-32 Ludgate Hill                  | City of London | Y            | £40,491            | £21,692           | £62,182            |
| <b>Total</b>                        |                |              | <b>£11,753,362</b> | <b>£5,381,934</b> | <b>£17,135,296</b> |

Source: Mott MacDonald

## A.2 Employment Calculation

To estimate employment for net additional floorspace employment densities have been used. Each user class has a sqm GIA per employee ratio (or bed per employee for C-type developments) shown in **Table A-4**

**Table A-4: Employment Densities**

| User Class | Activity                   | Sqm GIA per employee    |
|------------|----------------------------|-------------------------|
| B1a        | Professional service       | 11.3                    |
| B1a        | Finance & insurance        | 11.3                    |
| B1b        | R & D                      | 59.4                    |
| B1c        | Light manufacturing        | 55.8                    |
| B2         | Industrial & manufacturing | 34.2                    |
| B8         | Final mile                 | 63                      |
| A1         | High street                | 17.5                    |
| A2         | Finance & insurance        | 16                      |
| A3         | Restaurant & Café          | 17.5                    |
| C1         | Budget accommodation       | 4 (beds per employee)   |
| C1         | Mid-scale accommodation    | 2.4 (beds per employee) |
| C1         | Up-scale accommodation     | 1.6 (beds per employee) |
| C1         | Luxury accommodation       | 0.8 (beds per employee) |
| D1         | Cultural attractions       | 165                     |
| D2         | Fitness Centre             | 58.5                    |

Source: [Employment Density Guide 3rd edition](#) (for D1 ratio) and [Employment Densities Guide 2nd edition](#) (C1) and [London Employment Site Database](#) for all others

The value for B1a is inclusive of a 1.2 desk-sharing ratio (17). This is a benchmark ratio used by the BCO for converting desks to workers, on the basis that this allows for hot desking that can support higher total employment, as desks are not required by the same individual every day. Removing this gives a density of 13.5 sqm GIA per employee which has been used for existing floorspace.

Employment density within office space has increased in density since 2000, as shown in **Figure A- 1**, as desks take up less room, suggesting that in buildings where there is only the redevelopment of floorspace higher employment after the redevelopment would be possible. **Figure A- 1** shows a 33% reduction from 2001, with some office's development like The Carter (18), The Northcliffe and Peterborough Court (19) advertising occupational density of 1:8 sqm. A conservative estimate of a 10% increase in density for new floorspace has been used.

**Figure A- 1: Benchmark Office Density**

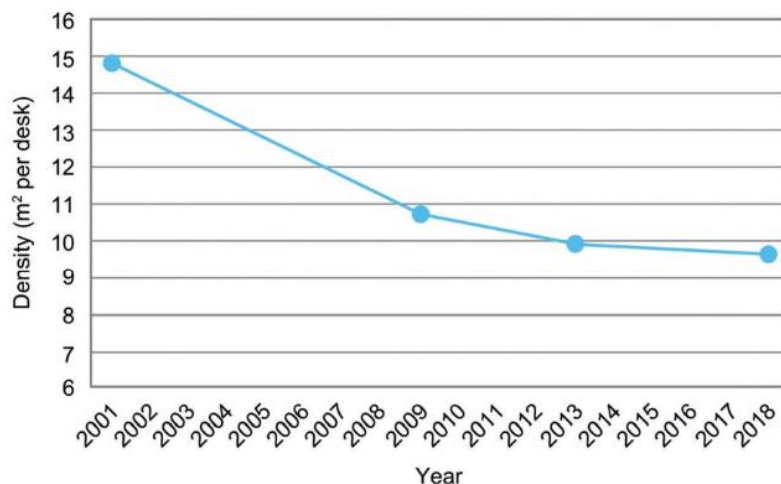


Figure 1: Benchmark density in UK offices over time (Source: Leesman)

Source: [How changing office densities could affect office design - CIBSE Journal](#)

Benchmarking the assumptions used, against development with estimates within the planning application confirms the employment estimates provide comparable results.

**Table A-5: FSQ Employment Comparison**

| Development           | Planning Application Estimate | Mott MacDonald Estimate |
|-----------------------|-------------------------------|-------------------------|
| Edenica               | 1,093                         | 1,093                   |
| 120 Fleet Street      | 5,460                         | 5,656                   |
| 5 Chancery Lane       | 900                           | 1,124                   |
| 100 New Bridge Street | 1,860                         | 1,713                   |
| Daniel House          | 400                           | 538                     |
| <b>Total</b>          | <b>9,713</b>                  | <b>10,124</b>           |

Source: Mott MacDonald

Some new developments occurred after 2020. These developments follow a separate set of user class categories. **Table A-6** below shows the conversions between the two systems.

**Table A-6: User class conversion between pre-2020 and post-2020 systems**

| Pre-2020 User Class | Post-2020 User Class |
|---------------------|----------------------|
| B1a                 | E(g)(i)              |
| B1b                 | E(g)(ii)             |
| B1b                 | E(g)(iii)            |
| B2                  | B2                   |
| B8                  | B8                   |
| A1                  | E(a)                 |
| A2                  | E(c)                 |
| A3                  | E(b)                 |
| C1                  | C1                   |
| C2                  | C2                   |
| A3, A4, D1, D2, SG  | All others           |

Source: [Employment Densities Guide 2nd edition](#)

## A.3 Public Space

**Table A-7: Public Space Summary**

| ID | Name                                      | Public Space   | Area (sqm) |
|----|---|--|------------|
| 1  | <b>Stonecutter Court</b>                  | Provision of a new courtyard garden on the corner of Farringdon Street and Harp Alley which is for public use.<br><b>Courtyard Area 230 sqm (20)</b>   | 230        |
| 2  | <b>Chancery House</b>                     | N/A  | 0          |
| 3  | <b>The Northcliffe</b>                    | Enhancement of the public realm at Ashentree Court/Magpie Alle. Creation of 907 sqm of private terrace space (21)<br><b>No Public Space Area</b>   | 0          |
| 4  | <b>Salisbury Square</b>                   | Public Realm Works at; Salisbury Square, North Passage, South Passage, Salisbury Court / Dorset Rise, Whitefriars Street and Fleet Street<br><b>Public Space Area - 1440 sqm (22)</b>  | 1440       |
| 5  | <b>New Bridge Street House</b>            | Improve and reinforce the existing public realm amenity to the south as well as provide private amenity at the roof.<br><b>No Public Space Area</b>  | 0          |
| 6  | <b>Edenica</b>                            | Upgrades include;<br><br>1.Improved design and lighting to Greystoke Place.<br>2. Widened Greystoke Place to provide the Pub with an outdoor space<br>3. Improved facade treatment and entrance design to Pub frontage<br>4. Inclusive and street-level-visible building entrance. Increased space for pedestrian flow<br>5. New reception space allowing views far into the building at ground level<br>6. New Sunken Garden and pedestrian route in between Mac's Place and Bream's Buildings<br>7. New entrance from Mac's Place<br>8. Glazing and greening to new pedestrian route through to activate streetscape frontage<br>9. Extensive new cycle parking facilities at ground and mezzanine floor levels accessed from Mac's Place<br><br><b>Area – Pocket Square 151 sqm</b><br><b>Area – Increased Street width 75 sqm (23)</b> | 226        |
| 7  | <b>120 Fleet Street</b>                   | Upgrades include;<br><br>1. A new cultural destination within The Daily Express Building.<br>2. New and existing public routes in and around the site, of high material and design quality<br>3. A local centre for active travel - the Cycle House. The Cycle House concept incorporates valet bicycle parking, bike maintenance, cafe, shop and also provide a secure entrance.<br>4. Publicly accessible roof terrace<br><br><b>Area – 1,990 sqm (24)</b>   | 1,990      |
| 8  | <b>The Carter</b>                         | Conversion of terraces for use as tenant amenity space<br><b>Terrace space – 457 sqm however this is not expected to be accessible (25).</b>   | 457        |
| 9  | <b>Holborn Viaduct</b>                    | New areas of public realm are created along both Holborn Viaduct and Farringdon Street. These areas will provide areas of new public seating; wayfinding; short stay cycle parking; and increased greening (26).<br><b>Area of public realm – 308 sqm (27)</b>   | 308        |
| 10 | <b>West Smithfield (Museum of London)</b> | Significant amount of public works including the formation of two new roof terraces, removal of the Iron Mountain structure and its replacement with a new covered external space and refurbishment and alteration to the external facades including the formation of new windows, sliding gates and entrance<br><b>No figure for public space is available (28)</b>   | N/A        |
| 11 | <b>150 Holborn</b>                        | N/A  | 0          |
| 12 | <b>Temple Chambers (3-7 Temple Ave)</b>   | No significant public realm works  | 0          |
| 14 | <b>New Street Square (Myo)</b>            | New roof pavilion with external terrace, the area is not given and will not be accessible to the public.<br><b>No public space area</b>  | 0          |
| 15 | <b>65 Holborn Viaduct</b>                 | Publicly accessible roof terrace, a pedestrian route through the site, and public realm improvements<br><b>Publicly accessible roof terrace - 543 sqm</b><br><b>Public Realm incl. Public Route and Bullnose - 468 sqm (29)</b>  | 1,011      |
| 16 | <b>5 Chancery Lane</b>                    | A new roof of the building as a fully accessible amenity for the building occupiers - 183 sqm (30)   | 0          |

| ID           | Name                  | Public Space  | Area (sqm)   |
|--------------|-----------------------|---|--------------|
| 17           | Thavies Inn House     | A new pocket park within Thavies Inn to the south and widened pavements to the north and east side of the site along St Andrew Street.<br><b>Pocket Park – 460 sqm</b><br><b>Widening of footpaths – 137 sqm additional (31)</b>  | 597          |
| 18           | 10 Salisbury Square   | Green terraces to be added and upgrades to public realm on St Bride's Passage (32)<br><b>No public space area</b>   | 0            |
| 19           | Peterborough Court    | Private terraces, improvements to building entrances, access, and active frontages. The building will also include a publicly accessible courtyard, however the size and design plans for these are not available.<br><b>Public open courtyard space – 478 sqm (33)</b>                             | 478          |
| 20           | Hoyler House          | New external terrace space on Level 5<br><b>No public space area</b>  | 0            |
| 21           | 30 - 32 Ludgate Hill  | <b>No significant public space works</b>  | 0            |
| 22           | 65 Fleet Street       | Improved courtyard in front of South Building; improved retail frontages; large terraces on upper floors for green space.<br><b>Public open courtyard space – size unknown (34)</b>   | 0            |
| 23           | Fleet House           | Roof terraces will be incorporated at Levels 4, 7 and 8 to provide amenity space for office users.<br>A pedestrian passage linking Bride Lane to Bridewell Place to the west of the site.<br><b>Publicly accessible space – 202 sqm (35)</b>  | 202          |
| 24           | 100 New Bridge Street | Significant public realm improvements in the vicinity of the Site including the introduction of planters and lighting along New Bridge Street Pilgrim Street, Waithman Street alongside the creation of a pocket park along Apothecary Street.<br><b>Pocket Park Area - 109 sqm (36)</b>            | 109          |
| 25           | Hill House            | Improvement to the Office Arrival Space, Library Garden, Landscaped Corner and Enhanced Gunpowder Square ( <b>Area 500sqm</b> ), Shoe Lane Library ( <b>750sqm, uplift of 266.1sqm GIA</b> )<br><b>Public Area of square and Library - 766 sqm (37)</b>   | 766          |
| 26           | 40 Holborn Viaduct    | Public realm spaces on external space by Holborn Circus; creation of terraces and balconies on the south and west elevations. The enhanced Pocket Park will include seating, urban. The auditorium space will be made publicly available at agreed times. (38)<br><b>Pocket Park Area – 319 sqm</b> | 319          |
| 27           | 2 Waterhouse Square   | N/A<br><b>No new public space</b>   | 0            |
| 28           | 6 St Andrew Street    | New set back 9th floor to provide a communal terrace for the building<br><b>No new public space</b>   | 0            |
| 29           | Daniel House          | Creation of a new and refurbished, high-quality courtyard, high-quality landscaping and greenery and biodiversity. Provision of new terrace areas to provide improved amenity areas for commercial occupiers. (39). <b>The courtyard is shared with Peterborough Court.</b>                         | 0            |
| <b>Total</b> |                       |   | <b>8,133</b> |

Source: Mott MacDonald , sources listed in table.

## A.4 Development Outlines

**Table A-8: Development Outline**

| No. | Name   | Inside the BID | Address  | Description   | Category | Construction Start Date | Construction End Date |
|-----|--|----------------|--|---|----------|-------------------------|-----------------------|
| 1   | <b>Stonecutter Court (40)</b>                | Yes            | Stonecutter Court, 1 Stonecutter Street, London EC4A 4TR   | Demolition of 1 Stonecutter Street and 81 Farringdon Street and construction of a new building.                 | 1        | 05/2019 (41)            | Q4/2024 (42)          |
| 2   | <b>Chancery House (43)</b>                   | Yes            | Chancery House, 53 - 64 Chancery Lane, London WC2A 1QU   | Creation of a new roof terrace and additional building works  | 2        | 08/2021 (44)            | 06/2023               |
| 3   | <b>The Northcliffe (45)</b>                  | Yes            | 26 - 30 Tudor Street, 16 - 22 Bouverie Street, London EC4Y 0AY   | External refurbishment works, Extension of 5th and 6th floor, Provision of Landscape Terraces.                  | 2        | 01/2022 (46)            | 04/2023               |
| 4   | <b>Salisbury Square (47)</b>                 | Yes            | Land bounded by Fleet Street, Salisbury Court, Salisbury Square, Primrose Hill & Whitefriars Street, London EC4Y | Demolition of existing buildings and construction of new civic quarter.   | 1        | 12/2020 (48)            | Q2/2026 (49)          |
| 5   | <b>New Bridge Street House (50)</b>          | Yes            | New Bridge Street House, 30 - 34 New Bridge Street, London EC4V 6BJ  | Alteration and extension, roof extension at seventh floor level to provide office accommodation.                | 2        | 09/2021                 | 06/2023               |
| 6   | <b>Edenica (51)</b>                          | Yes            | 100 And 108 Fetter Lane, London EC4A 1ES   | Demolition of 100 Fetter Lane and construction of a new building.   | 1        | 12/2022 (52)            | Q4/2024 (53)          |
| 7   | <b>120 Fleet Street (54)</b>                 | Yes            | 120 Fleet Street, London EC4A 2BE  | Demolition of River court and construction of a general office building.  | 1        | 01/2022 (55)            | 05/2025 (56)          |
| 8   | <b>The Carter (57)</b>                       | Yes            | 11 Pilgrim Street, London EC4V 6RN   | Refurbishment of the building and extension at levels 6 and 7.  | 2        | 07/2021                 | 01/2023               |
| 9   | <b>Holborn Viaduct (58)</b>                  | Yes            | 14 - 21 Holborn Viaduct, 32 - 33 & 34 - 35 Farringdon Street, London EC1A 2AT                                    | Demolition of existing buildings construction of a new building Commercial, Business and Service.               | 1        | 10/2023                 | 01/2027               |
| 10  | <b>West Smithfield Museum of London (59)</b> | No             | General Market West Smithfield, London EC1A 9PS  | General Market Partial demolition, repair, refurbishment. Change of use to provide a museum.                    | 2        | 07/2023                 | 01/2024               |
| 11  | <b>150 Holborn (60)</b>                      | No             | 150 Holborn, London EC1N 2NS   | Demolition of existing buildings and redevelopment for mixed use development.                                   | 1        | 08/2019                 | 02/2022               |
| 12  | <b>Temple Chambers (61)</b>                  | No             | Temple Chambers, 3 - 7 Temple Avenue, London EC4Y 0DA  | Refurbishment of the lower ground and ground floor.   | 3        | N/A                     | N/A                   |
| 13  | <b>Hale Court (62)</b>                       | No             | 77 -78 Chancery Lane, London, WC2A 1AA   | Commercial Minor Alterations  | 3        | 11/2021                 | N/A                   |
| 14  | <b>New Street Square (Myo) (63)</b>          | Yes            | 3A New Street Square, London EC4A 3BF  | Refurbishment and extension of the existing office building   | 2        | 08/2023                 | 05/2024               |
| 15  | <b>65 Holborn Viaduct (64)</b>               | No             | 61 - 65 Holborn Viaduct, London EC1A 2FD   | Redevelopment of the site for a new building including purpose-built student accommodation.                     | 1        | 09/2022                 | 05/2025               |
| 16  | <b>5 Chancery Lane (65)</b>                  | Yes            | 5 Chancery Lane, London WC2A 1LG   | Alteration and extension, including substantial demolition and a new three storey roof extension for office use | 2        | 07/2022                 | 08/2023               |

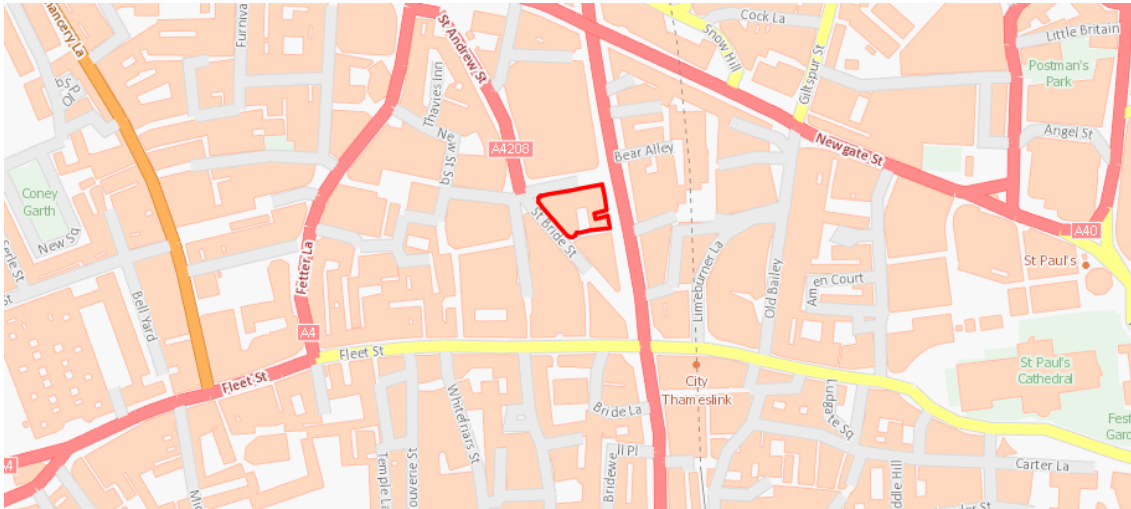
| No. | Name                              | Inside the BID | Address  | Description  | Category | Construction Start Date | Construction End Date |
|-----|-----------------------------------|----------------|--|--|----------|-------------------------|-----------------------|
| 17  | <b>Thavies Inn House (66)</b>     | Yes            | Thavies Inn House, 3 - 4 Holborn Circus, London EC1N 2HA   | Demolition of the existing building at 1-6 Holborn Circus and the erection of a ten storey Class E   | 1        | 11/2024                 | 01/2027               |
| 18  | <b>10 Salisbury Square (67)</b>   | Yes            | St Brides House, 10 Salisbury Square, London EC4Y 8EH  | Refurbishment and extension of the building.   | 2        | 10/2023                 | 10/2024               |
| 19  | <b>Peterborough Court (68)</b>    | Yes            | Peterborough Court, 133 Fleet Street, London EC4A 2BB  | Strip out and demolition works, a new glazed atrium roof and facade structure to an existing courtyard for office use.                             | 2        | 01/2023 (69)            | 12/2024 (70)          |
| 20  | <b>Hoyler House (71)</b>          | Yes            | 20 - 21 Red Lion Court, London EC4A 3EB  | Refurbishment and extension of the existing building   | 3        | 05/2023 (72)            | Late 2023 (73)        |
| 21  | <b>30 - 32 Ludgate Hill (74)</b>  | Yes            | 30 - 32 Ludgate Hill, London EC4M 7DR  | Conversion of existing commercial accommodation (Class E) to apart-hotel (Class C1)  | 3        | N/A                     | N/A                   |
| 22  | <b>65 Fleet Street (75)</b>       | Yes            | 65 Fleet Street, London EC4Y 1HT   | Alterations and extensions to the existing building.   | 2        | 09/2020 (76)            | N/A                   |
| 23  | <b>Fleet House (77)</b>           | Yes            | 8 - 12 New Bridge Street, London EC4V 6AL  | Partial demolition of Fleet House and full demolition of St Bride's Tavern Public house and the construction of 8 storeys building for office use. | 1        | 10/2024                 | 07/2026               |
| 24  | <b>100 New Bridge Street (78)</b> | Yes            | 100 New Bridge Street, London EC4V 6JA   | Extension and refurbishment work to the existing building to provide additional Class E office floorspace,   | 2        | 04/2024                 | 01/2026               |
| 25  | <b>Hill House (79)</b>            | Yes            | Hill House, 1 Little New Street, London EC4A 3JR   | Demolition of existing building and erection of a mixed-use office building.   | 1        | 10/2025                 | 06/2028               |
| 26  | <b>40 Holborn Viaduct (80)</b>    | No             | 40 Holborn Viaduct, London EC1N 2PB  | Refurbishment and extension of the existing office building to include an additional three storeys.  | 2        | 04/2025                 | 05/2026               |
| 27  | <b>2 Waterhouse Square (81)</b>   | No             | 3 Waterhouse Square, 140 Holborn, London EC1N 2ST  | Refurbishment and extension of existing office building to provide high quality commercial floorspace.   | 2        | 08/2024                 | 02/2025               |
| 28  | <b>6 St Andrew Street (82)</b>    | Yes            | 6 St Andrew Street, London EC4A 3AE  | Construction of an extension at eighth and ninth floor levels to provide additional B1a office floorspace.   | 2        | N/A                     | N/A                   |
| 29  | <b>Daniel House (83)</b>          | Yes            | Daniel House And Mersey House (Former Daily Telegraph Building,) 131 - 141 Fleet Street, London EC4A 2BJ | Refurbishment and extension of the building to create additional floorspace with roof terrace for Class E use.                                     | 2        | 04/2024                 | 07/2025               |

Source: Mott MacDonald



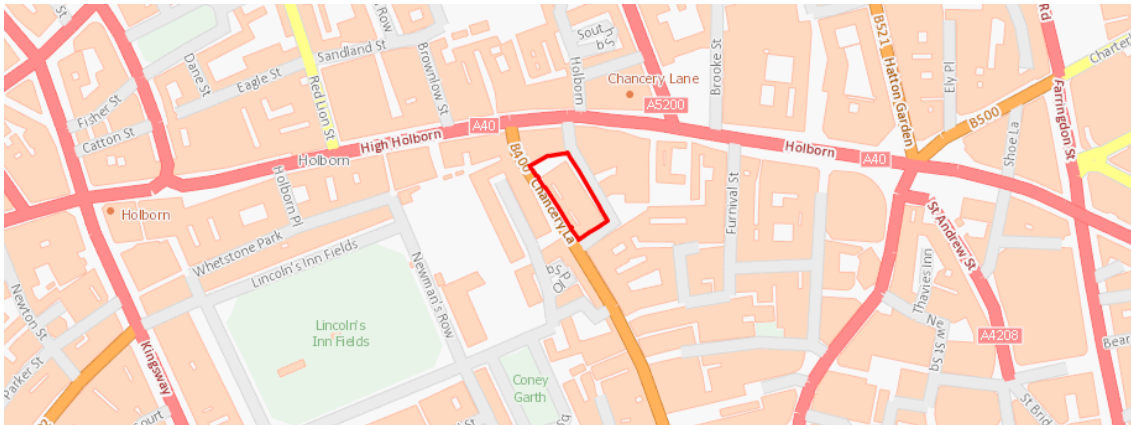
## A.5 Development Locations

**Figure A- 2: Stonecutter Court, 1 Stonecutter Street**



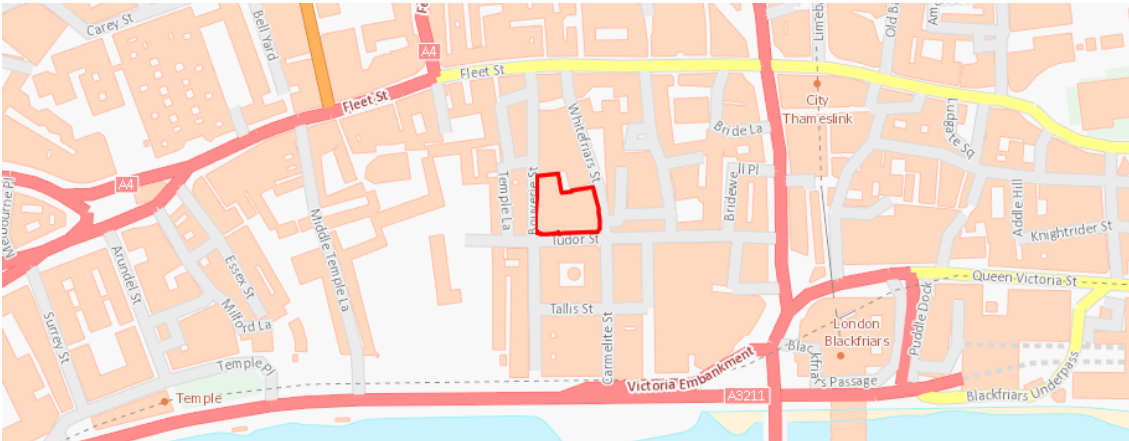
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 3: Chancery House – 53 - 64 Chancery Lane**



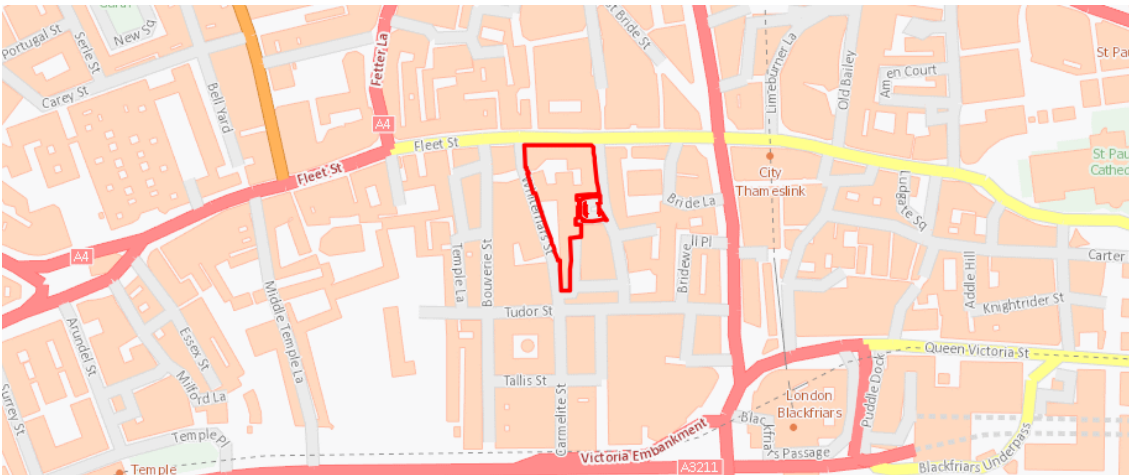
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 4: Northcliffe House – 26 - 30 Tudor Street, 16 - 22 Bouverie Street**



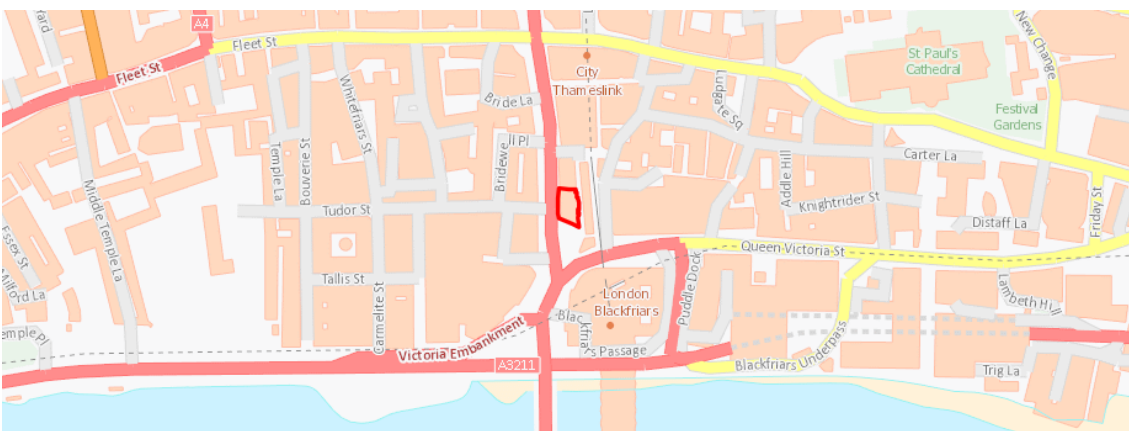
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 5: Salisbury Square**



Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 6: New Bridge Street House – 30 - 34 New Bridge Street**



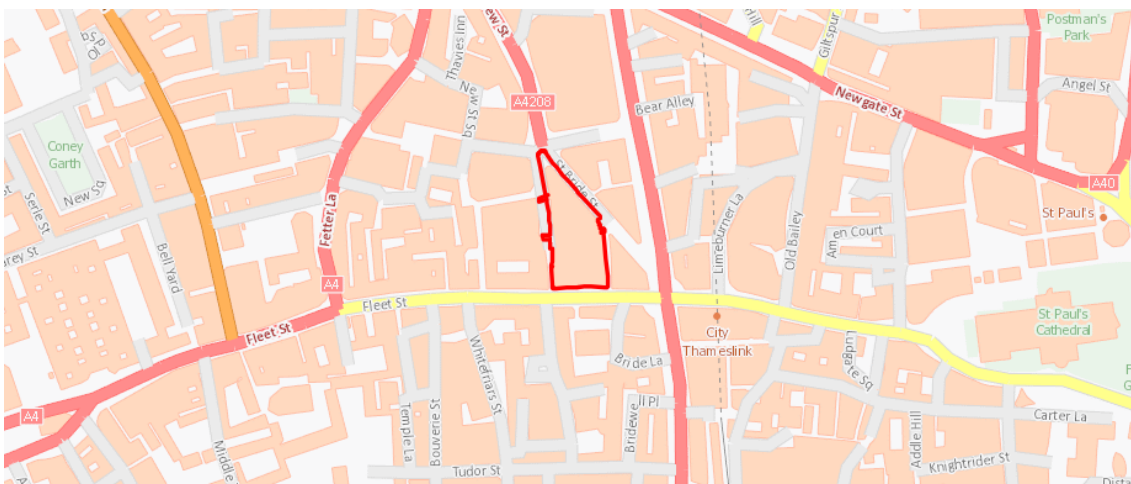
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 7: Edenica – 100 And 108 Fetter Lane**



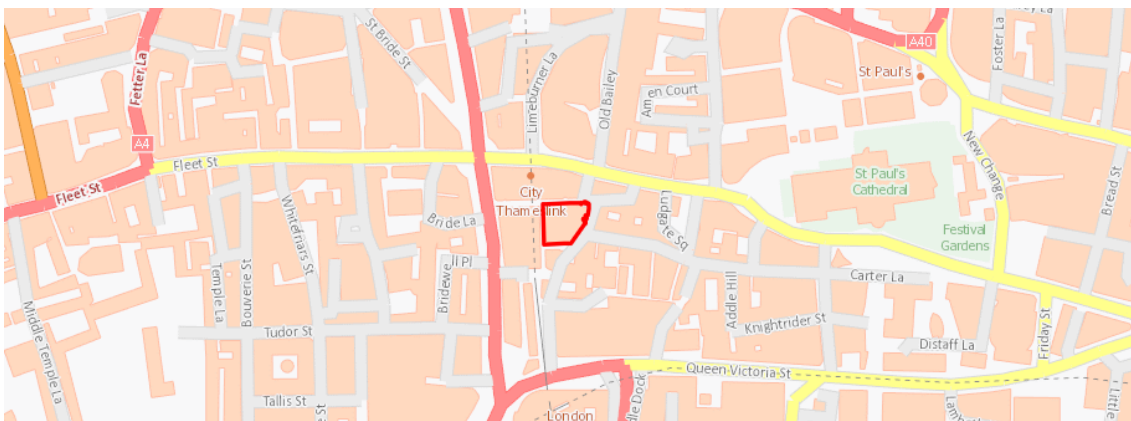
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 8: 120 Fleet Street**



Source: [City of London \(2024\) Planning Application Map](#)

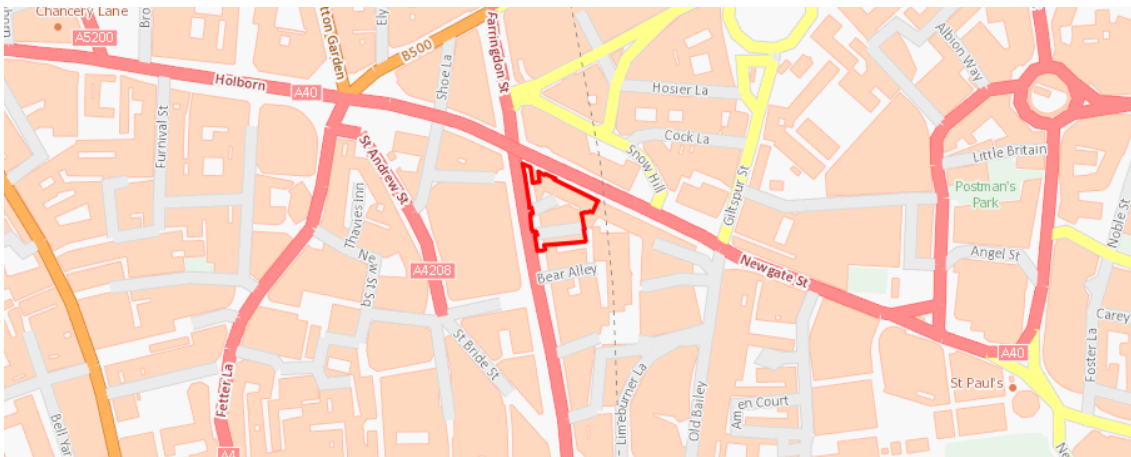
**Figure A- 9: The Carter – 11 Pilgrim Street**



Source: [City of London \(2024\) Planning Application Map](#)

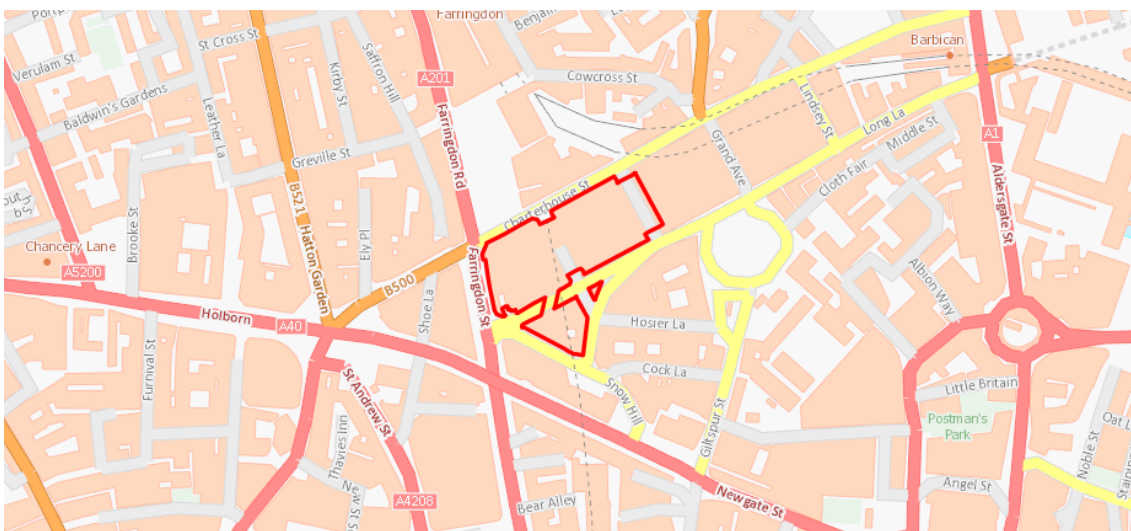


**Figure A- 10: Holborn Viaduct – 14 - 21 Holborn Viaduct 32 - 33 & 34 - 35 Farringdon Street**



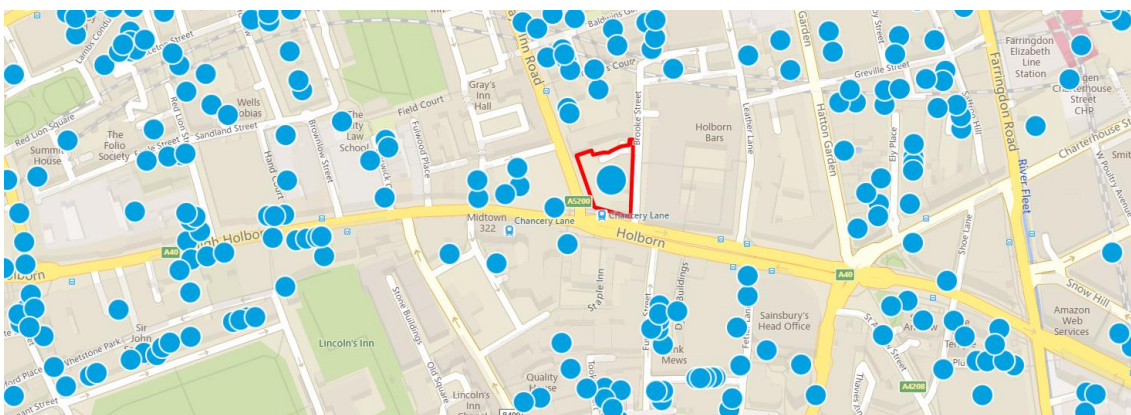
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 11: West Smithfield Museum of London**



Source: [City of London \(2024\) Planning Application](#) checked against [Transforming Smithfield Market | Museum of London](#)

**Figure A- 12: 150 Holborn Street (Camden)**



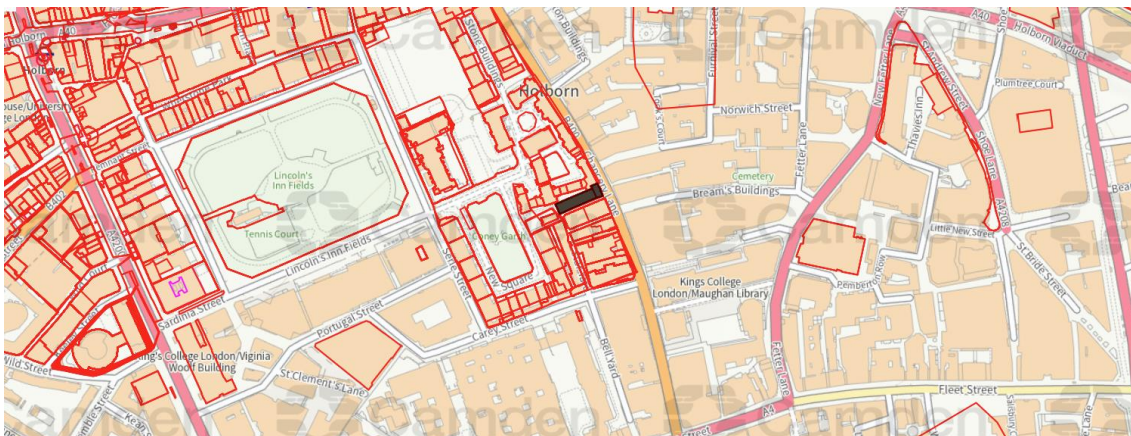
Source: Datscha

**Figure A- 13: Temple Chambers – 3 - 7 Temple Avenue**



Source: [City of London \(2024\) Planning Application Map](#)

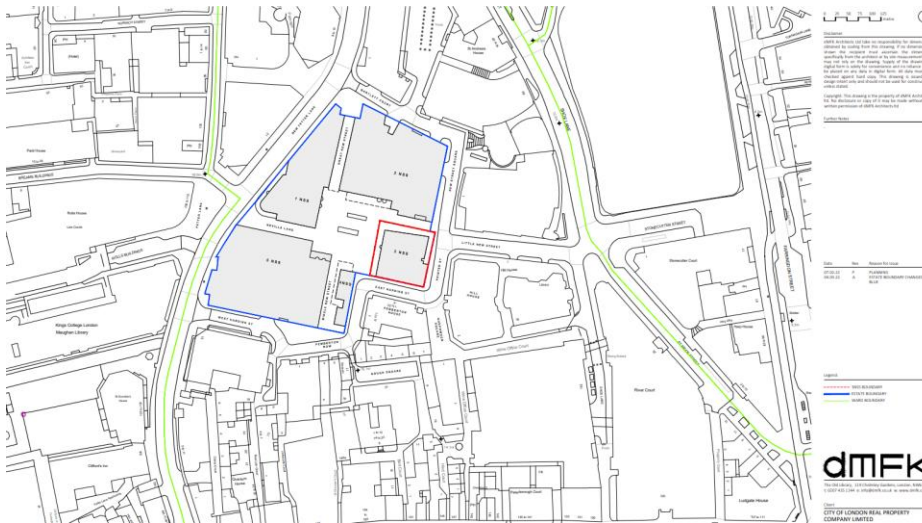
**Figure A- 14: Hale Court**



Source: [Camden Council \(2024\) Planning Explorer](#)

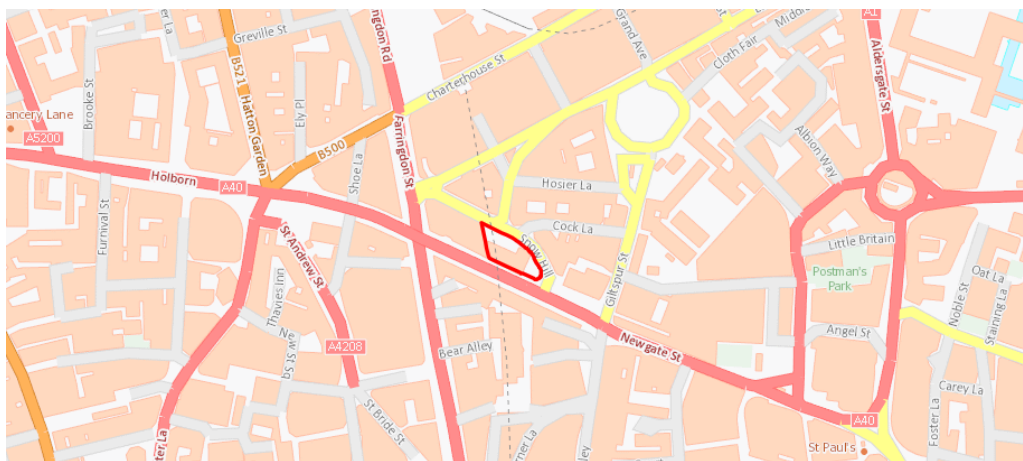


**Figure A- 15: New Street Square (Myo) – 3A New Street Square**



Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 15: 65 Holborn Viaduct – 61 - 65 Holborn Viaduct**



Source: [Planning Application Map](#)

**Figure A- 16: 5 Chancery Lane**



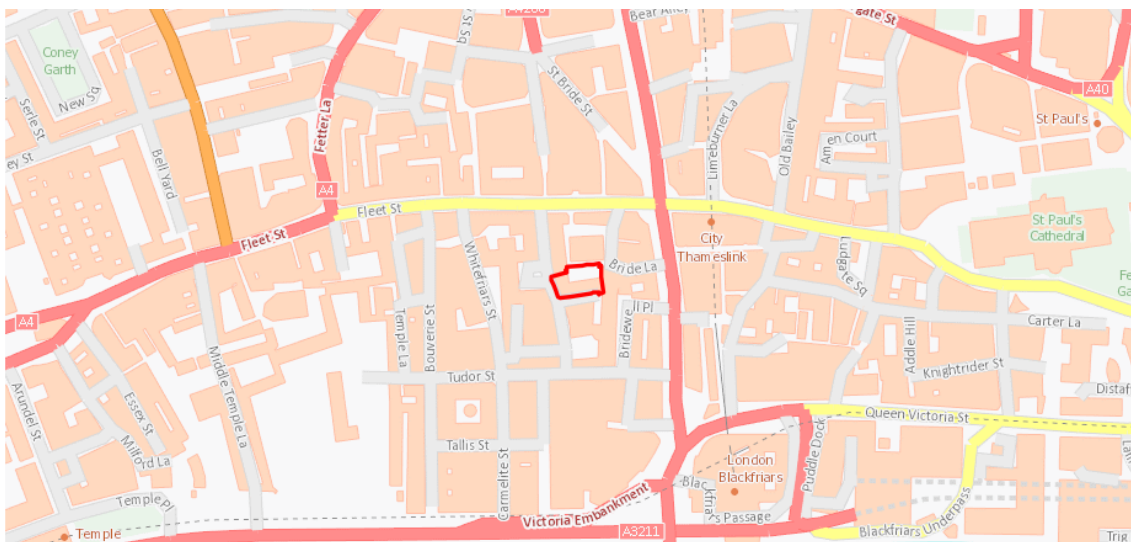
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 17: Thavies Inn – Thavies Inn House 3 - 4 Holborn Circus**



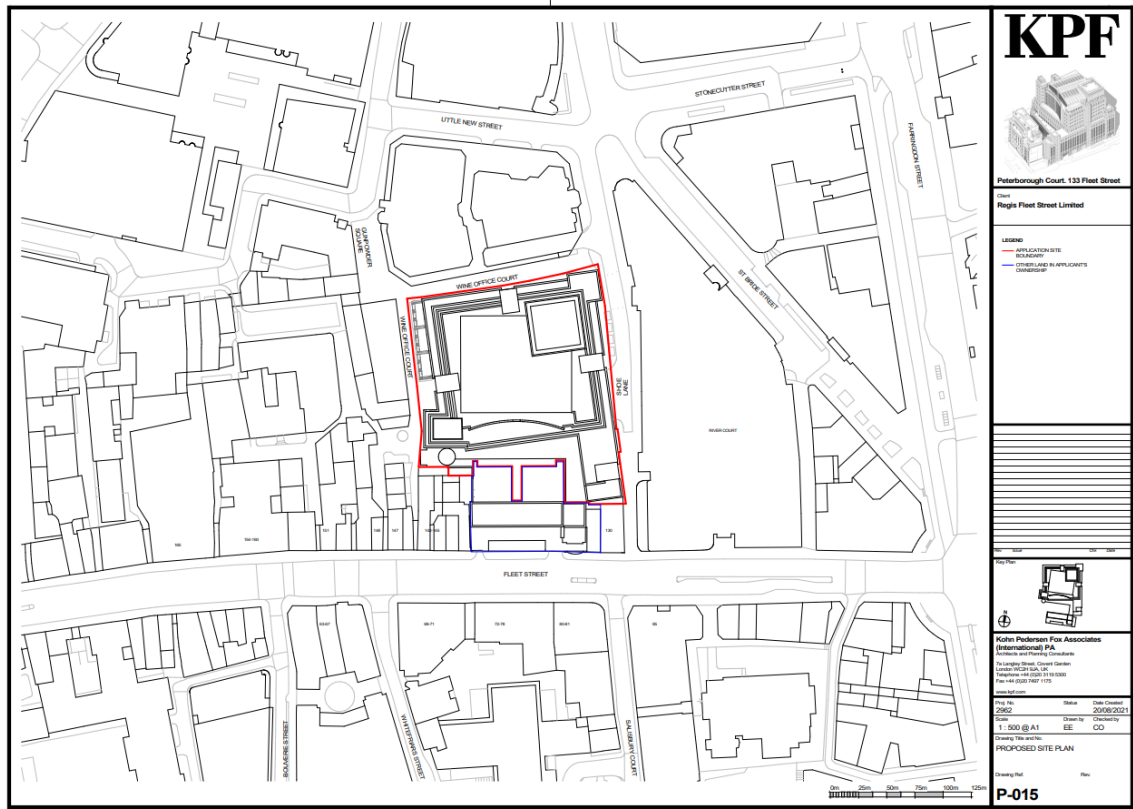
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 18: 10 Salisbury Square – St Brides House, 10 Salisbury Square**



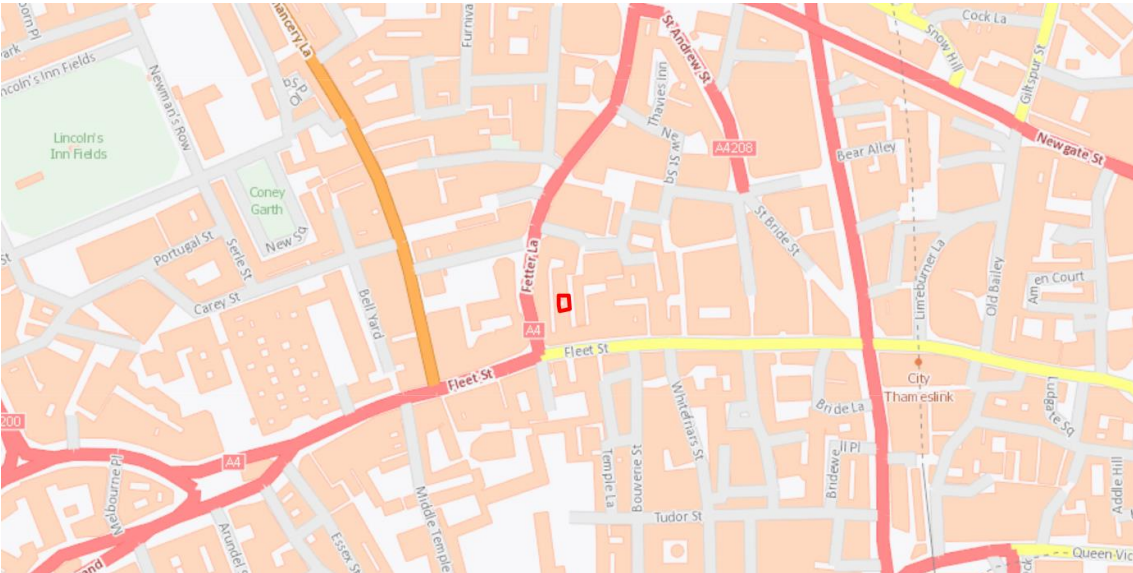
Source: [City of London \(2024\) Planning Application Map](#)

Figure A- 19: Peterborough Court – 133 Fleet Street



Source: [21\\_00730\\_FULL-PROPOSED\\_SITE\\_PLAN-724060.pdf](#) ([cityoflondon.gov.uk](#))

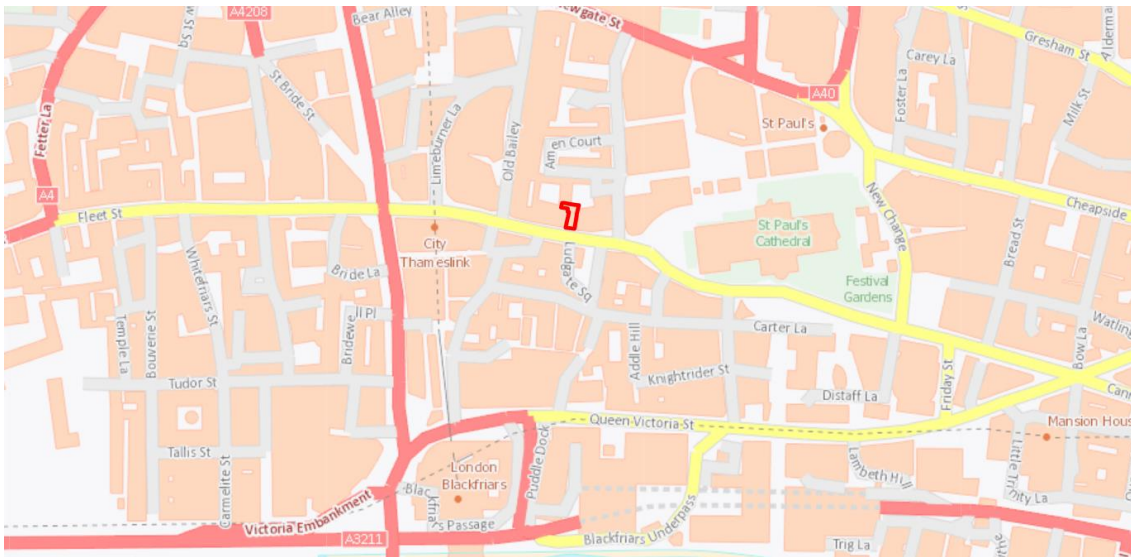
Figure A- 20: Hoyler House – 20 - 21 Red Lion Court



Source: [City of London \(2024\) Planning Application Map](#)

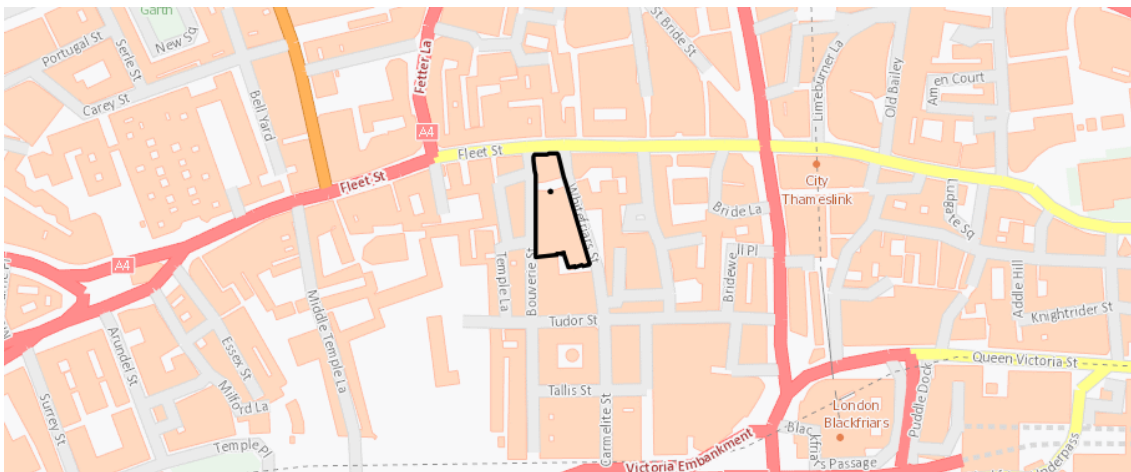


**Figure A- 21: 30 - 32 Ludgate Hill**



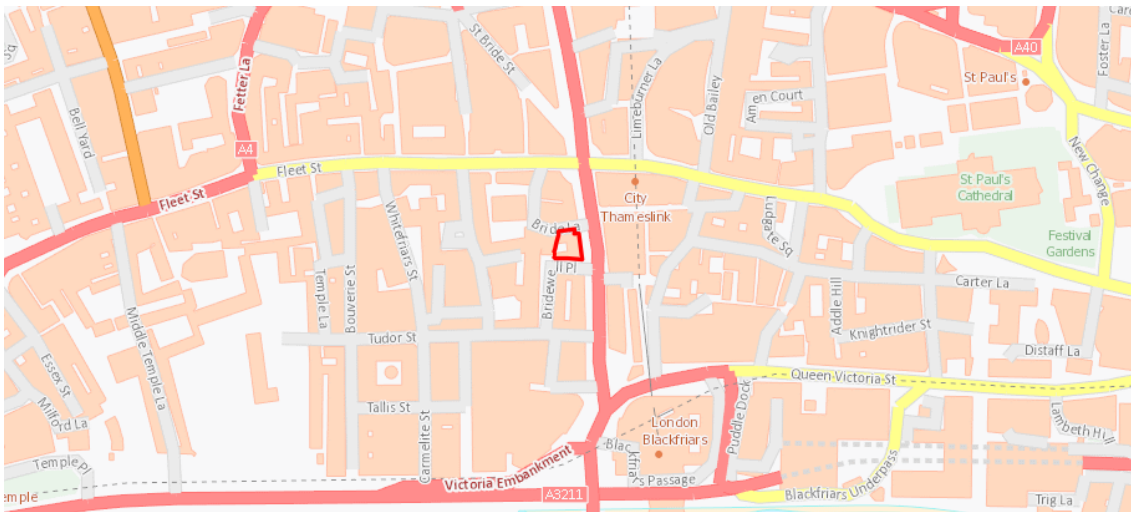
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 22: 65 Fleet Street**



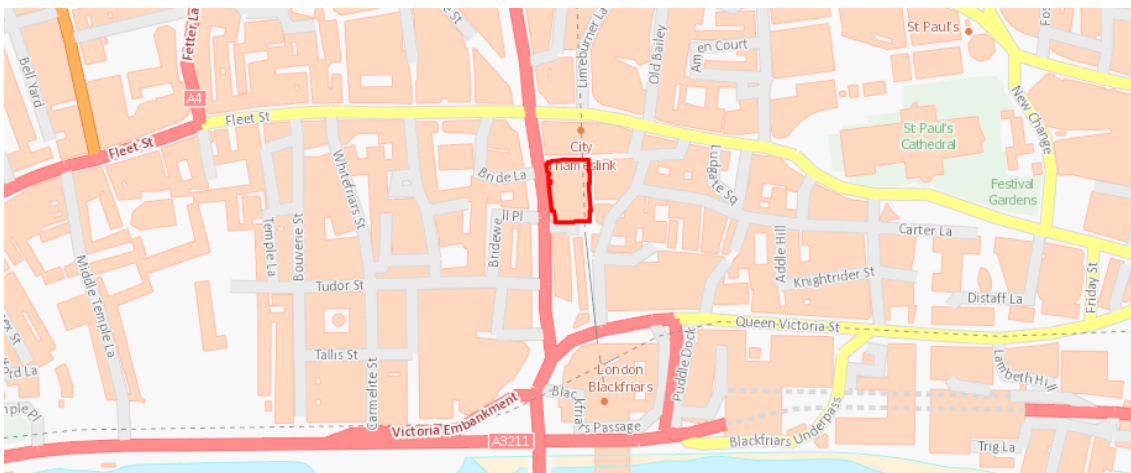
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 23: Fleet House – 8 - 12 New Bridge Street**



Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 24: 100 New Bridge Street**



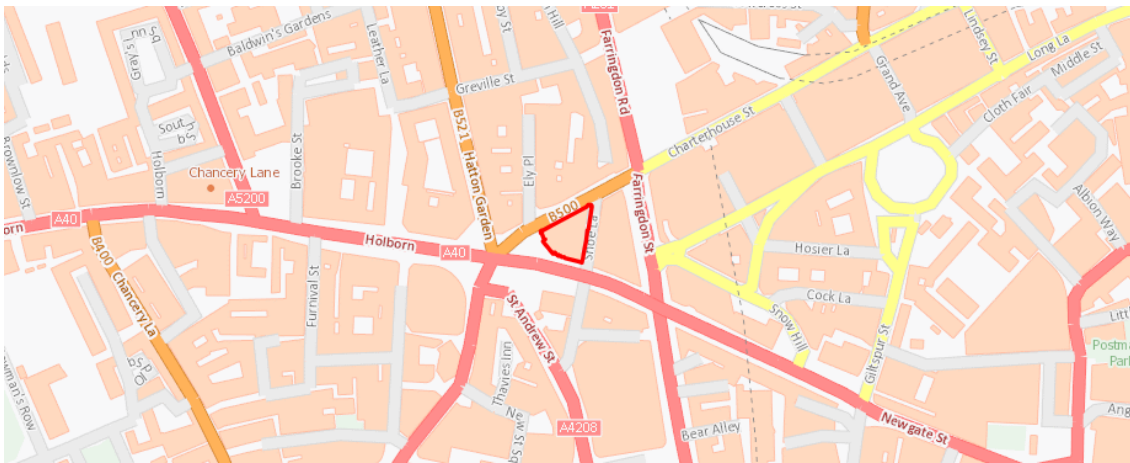
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 25: Hill House – 1 Little New Street**



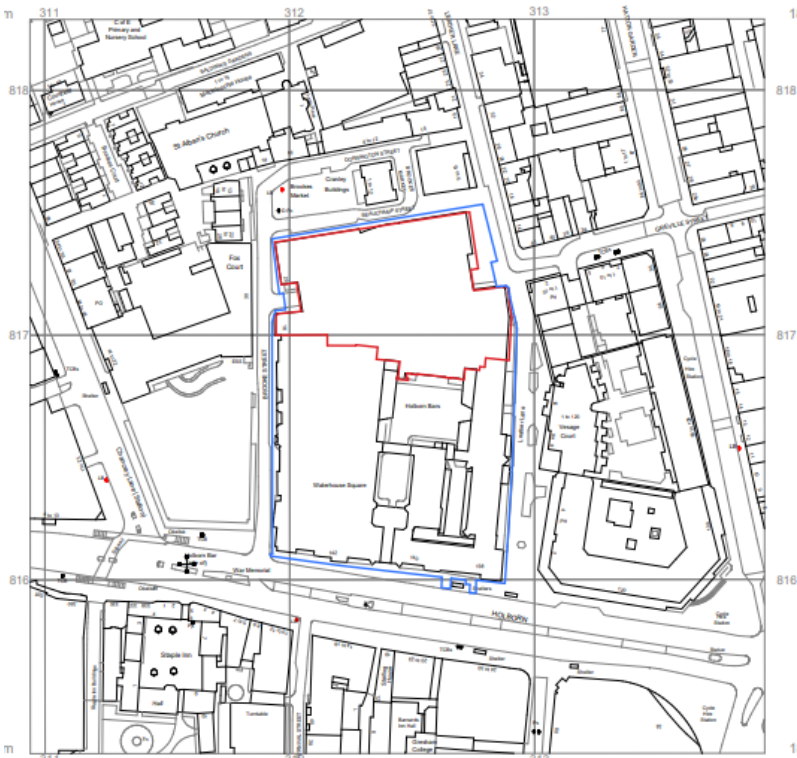
Source: [City of London \(2024\) Planning Application Map](#)

**Figure A- 26: 40 Holborn Viaduct**



Source: [City of London \(2024\) Planning Application Map](#)

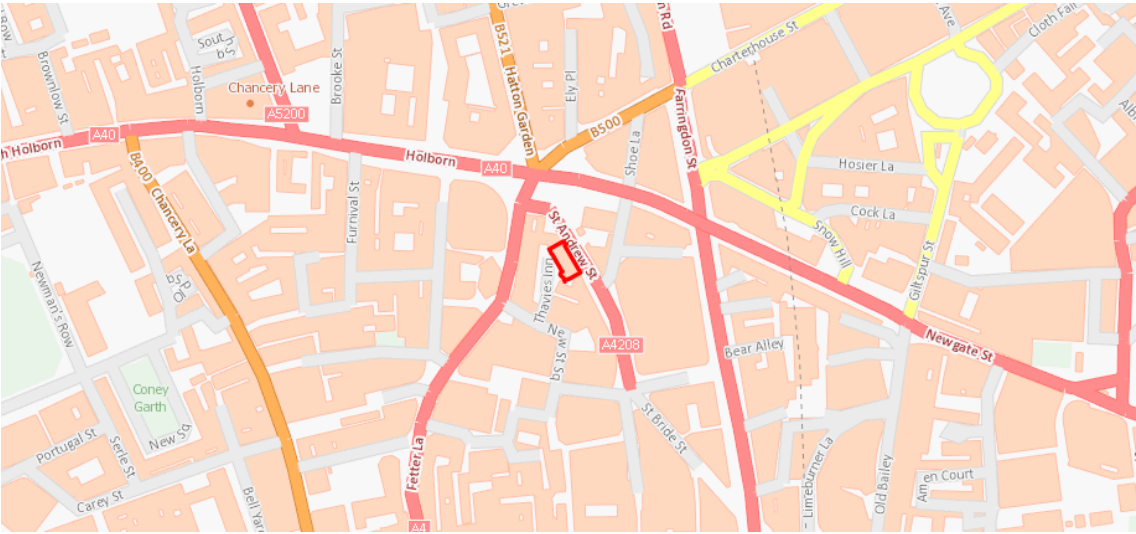
**Figure A- 27: 2 Waterhouse Square**



Source: [document \(camden.gov.uk\)](#)

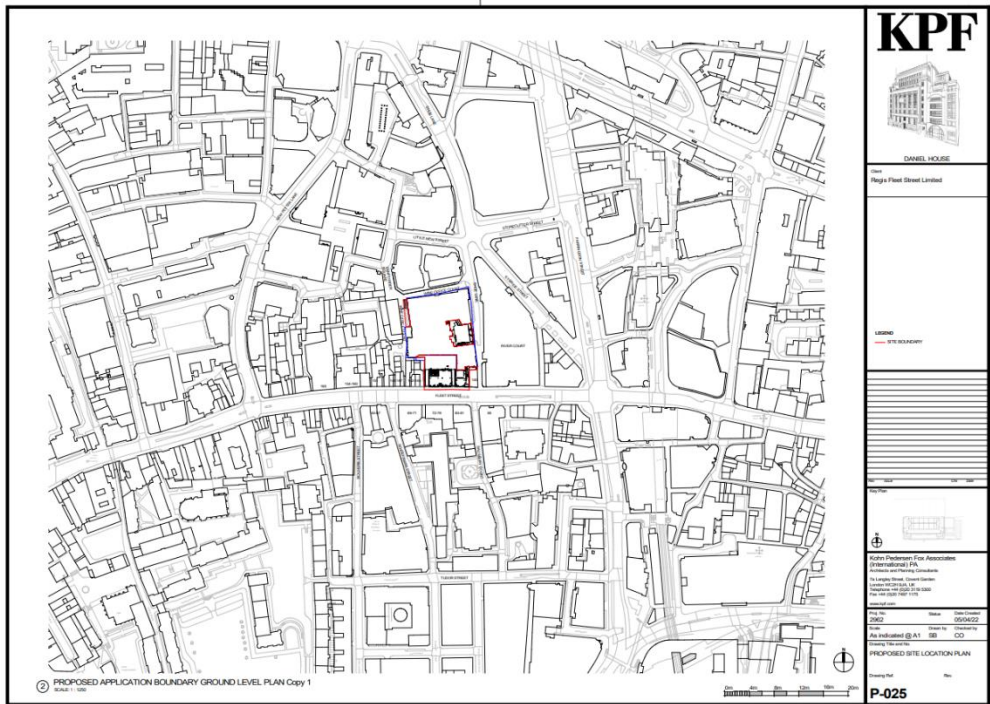


Figure A- 28: 6 St Andrew Street



Source: [City of London \(2024\) Planning Application Map](#)

Figure A- 29: Daniel House – Daniel House and Mersey House (Former Daily Telegraph Building) 131 - 141 Fleet Street



Source:

22\_00508\_FULL-PROPOSED\_SITE\_LOCATION\_PLAN-756142.pdf (cityoflondon.gov.uk)



## B. Endnotes

- 1 WSP (2023) Fleet Street Quarter: Baseline Study and Economic Analysis Update. Available at: [3f49a6\\_9c029646ea3c49bd8d78e95e81f12886.pdf \(usrfiles.com\)](#)
- 2 WSP (2023) Fleet Street Quarter: Baseline Study and Economic Analysis Update. Available at: [3f49a6\\_9c029646ea3c49bd8d78e95e81f12886.pdf \(usrfiles.com\)](#)
- 3 CAG Consultants (2021) London Employment Site Database 2021 Final Report. Available at: [Main title \(london.gov.uk\)](#)
- 4 Mayor of London (2022) Mayoral Community Infrastructure Levy 2022 Biennial Review. Available at: [Mayoral Community Infrastructure Levy 2022 Biennial Review \(london.gov.uk\)](#)
- 5 Mayor of London (2022) Mayoral Community Infrastructure Levy 2022 Biennial Review. Available at: [Mayoral Community Infrastructure Levy 2022 Biennial Review \(london.gov.uk\)](#)
- 6 Mayor of London (2020) Mayoral Community Infrastructure Annual CIL Rate Summary 2020. Available at: [annual\\_cil\\_rate\\_summary\\_2020 - finalrevisedfeb2020.pdf \(london.gov.uk\)](#)
- 7 Mayor of London (2021) Mayoral Community Infrastructure Annual CIL Rate Summary 2021. Available at: [annual\\_cil\\_rate\\_summary\\_2021\\_final.pdf \(london.gov.uk\)](#)
- 8 Mayor of London (2022) Mayoral Community Infrastructure Annual CIL Rate Summary 2022. Available at: [annual\\_cil\\_rate\\_summary\\_2022\\_0.pdf \(london.gov.uk\)](#)
- 9 Mayor of London (2023) Mayoral Community Infrastructure Annual CIL Rate Summary 2023. Available at: [Mayoral Community Infrastructure Levy | London City Hall](#)
- 10 Mayor of London (2024) Mayoral Community Infrastructure Annual CIL Rate Summary 2024. Available at: [Mayoral Community Infrastructure Levy | London City Hall](#)
- 11 City of London (2023) City of London Annual CIL Rate Summary 2023. Available at: [City of London Annual CIL Rate Summary 2023](#)
- 12 Camden Council (2019) London Borough of Camden Draft Community Infrastructure Levy Charging Schedule. Available at: [Microsoft Word - CED.1.2 Camden CIL Draft Charging Schedule and Map 2019 Public Consultation Version](#)
- 13 Camden Council (2020) London Borough of Camden - Community Infrastructure Levy Charging Schedule. Available at: [1fcb249a-a1b6-0414-0736-97d1ce617702 \(camden.gov.uk\)](#)
- 14 Camden Council (2021) London Borough of Camden CIL Rate Summary. Available at: [cc55f3fc-e0d2-0abf-4a19-161496e5a98b \(camden.gov.uk\)](#)
- 15 Camden Council (2022) London Borough of Camden CIL Rate Summary. Available at: [1b7dd372-4a9c-a038-0525-5f1fd674992a \(proudtocarenorthlondon.org.uk\)](#)
- 16 Camden Council (2022) London Borough of Camden CIL Rate Summary. Available at: [1b7dd372-4a9c-a038-0525-5f1fd674992a \(proudtocarenorthlondon.org.uk\)](#)
- 17 [Main title \(london.gov.uk\)](#)
- 18 [The-Carter\\_Presentation-14-Feb-2023-174120.pdf](#)
- 19 [PBC030\\_Short form deck\\_v34-compressed.pdf \(cbre.co.uk\)](#)
- 20 [18\\_00878\\_FULMAJ-PLANNING\\_STATEMENT-414131.pdf \(cityoflondon.gov.uk\)](#)
- 21 [The-Northcliffe\\_Brochure-Development.pdf \(thenorthcliffe.com\)](#)
- 22 [20\\_00997\\_FULEIA-APPLICATION\\_FORM-487924.pdf \(cityoflondon.gov.uk\)](#)
- 23 [21\\_00454\\_FULMAJ-PLANNING\\_STATEMENT\\_AND\\_COVER\\_LETTER-708586.pdf \(cityoflondon.gov.uk\)](#)
- 24 [120 Fleet Street: Approved Proposals](#)
- 25 [The-Carter\\_Presentation-14-Feb-2023-174120.pdf](#)
- 26 [Holborn Viaduct, London, UK – PLP Architecture](#)
- 27 [21\\_00755\\_FULMAJ-PLANNING\\_STATEMENT-725688.pdf \(cityoflondon.gov.uk\)](#)
- 28 [Site \(cityoflondon.gov.uk\)](#)
- 29 [Committee: \(cityoflondon.gov.uk\)](#)
- 30 [20\\_00546\\_FULMAJ-PLANNING\\_STATEMENT-475668.pdf \(cityoflondon.gov.uk\)](#)
- 31 [Committee: \(cityoflondon.gov.uk\)](#)

- [32 Gerald Eve template \(cityoflondon.gov.uk\)](#)
- [33 Refurbishment of Fleet Street's Peterborough... | Gardiner & Theobald](#)
- [34 Gerald Eve template \(cityoflondon.gov.uk\)](#)
- [35 22\\_00622\\_FULMAJ-PLANNING\\_STATEMENT-757308.pdf \(cityoflondon.gov.uk\)](#)
- [36 22\\_00748\\_FULMAJ-PLANNING\\_STATEMENT-760684.pdf \(cityoflondon.gov.uk\)](#)
- [37 23\\_01102\\_FULMAJ-PLANNING\\_STATEMENT-1460507.pdf \(cityoflondon.gov.uk\)](#)
- [38 23\\_00867\\_FULMAJ-PLANNING\\_STATEMENT-1445867.pdf \(cityoflondon.gov.uk\)](#)
- [39 Gerald Eve template \(cityoflondon.gov.uk\)](#)
- [40 City of London \(2018\) 1 Stonecutter Street Planning Application](#)
- [41 Building \(2019\) TP Bennett's 13-storey Farringdon office block OK'd](#)
- [42 Lucas UK Group \(2018\) Lucas Scoops Farringdon Redevelopment](#)
- [43 City of London \(2020\) Chancery House Planning Application](#)
- [44 AJ \(2023\) dMFK with Norm complete retrofit of Chancery House for The Office Group](#)
- [45 City of London \(2020\) The Northcliffe Planning Application](#)
- [46 JRA30 \(2022\) Work Starts On Site at The Northcliffe](#)
- [47 City of London \(2023\) Salisbury Square Planning Application](#)
- [48 City of London \(2022\) Construction begins on City justice and policing hub](#)
- [49 Construction News \(2022\) Mace confirmed on £300m London civic hub](#)
- [50 City of London \(2020\) New Bridge Street House Planning Application](#)
- [51 City of London \(2021\) Edenica Planning Application](#)
- [52 NSC \(2024\) Edenica 100 Fetter Lane](#)
- [53 Knight Frank Property For Rent - 100-108 Fetter Lane, London, EC4A 1ES](#)
- [54 City of London \(2021\) 120 Fleet Street Planning Application](#)
- [55 Construction Enquirer \(2022\) London 21-storey Fleet Street landmark offices approved](#)
- [56 Construction Enquirer \(2022\) London 21-storey Fleet Street landmark offices approved](#)
- [57 City of London \(2020\) The Carter Planning Application](#)
- [58 City of London \(2021\) Holborn Viaduct Planning Application](#)
- [59 City of London \(2020\) West Smithfield Museum of London Planning Application \(1\) and West Smithfield Museum of London Planning Application \(2\)](#)
- [60 Camden Council \(2024\) 150 Holborn Planning Application](#)
- [61 City of London \(2022\) Temple Chambers Planning Application](#)
- [62 Camden Council \(2021\) 77-78 Chancery Lane Planning Application](#)
- [63 City of London \(2022\) Myo Planning Application](#)
- [64 City of London \(2021\) 65 Holborn Viaduct Planning Application](#)
- [65 City of London \(2020\) 5 Chancery Lane Planning Application](#)
- [66 City of London \(2021\) Thavies Inn Planning Application](#)
- [67 City of London \(2021\) 10 Salisbury Square Planning Application](#)
- [68 City of London \(2023\) Peterborough Court Planning Application](#)
- [69 Gardiner & Theobald \(2023\) Refurbishment of Fleet Street's Peterborough Court Begins](#)
- [70 CBRE Peterborough Court 133 Fleet Street](#)
- [71 City of London \(2022\) Holyer House Planning Application](#)
- [72 Life Build Refurbishment of Holyer House in the sensitive Fleet Street Conservation area](#)
- [73 Bdaily News \(2023\) Planning approval granted for retrofit of Fleet Street's Holyer House](#)
- [74 City of London \(2023\) 30 - 32 Ludgate Hill Planning Application](#)
- [75 City of London \(2019\) 65 Fleet Street Planning Application and 65 Fleet Street Planning Application](#)
- [76 Building \(2022\) Another Fleet Street job to start soon with Wates lined up for £75m office revamp](#)
- [77 City of London \(2022\) Fleet House Planning Application](#)
- [78 City of London \(2022\) 100 New Bridge Street Planning Application](#)
- [79 City of London \(2023\) Hill House Planning Application](#)
- [80 City of London \(2023\) 40 Holborn Viaduct Planning Application and City of Westminster \(2023\) 40 Holborn Viaduct](#)
- [81 Camden Council \(2023\) 2 Waterhouse Square Planning Application](#)
- [82 City of London \(2020\) 6 St Andrew Street Planning Application \(1\) and 6 St Andrew Street Planning Application \(2\)](#)
- [83 City of London \(2022\) Daniel House Planning Application](#)