EIA Quality Mark Case Study

100, 106 & 107 Leadenhall Street, City of London

Key Issues:
The proposed development was for a tall building in the City’s Eastern Cluster adjacent to the Grade I listed St Andrew Undershaft Church and to the south of the Grade II listed Holland House, and to the west of St Katherine Cree.

Key issues related to the impact of the proposals on neighbouring residential occupiers; on heritage assets, including nearby listed buildings and a world heritage site; and the impact on nearby buildings and spaces, including daylight, sunlight and amenity together with the impact on pedestrian and vehicle movement.

As a result, the tower’s design was the subject of extensive design amendments through the design team’s engagement with the City of London, Historic England and Historic Royal Palaces to deliver a scale, massing and design of the tower that would angle away from the dome of St Paul’s Cathedral to maintain the generous sky space between the two structures thus deferring to the view of the Cathedral from Fleet Street and also avoid an adverse effect on the setting of the adjacent Tower of London World Heritage Site.

The scale and massing design required inputs and contribution from townscape and visual studies combined with microclimate studies in terms of sunlight, daylight, overshadowing and wind to inform inherent mitigation and offset adverse effects as part of the design evolution leading to design freeze for the scheme.

Purpose of the Project:
The Client (Frontier Dragon Ltd) own the Site comprising three buildings, 100, 106 and 107 Leadenhall Street (nine storeys’ in height with additional basement levels across the three properties) located on the northern side of Leadenhall Street, to the south of 30 St Mary Axe, to the east of St Andrew Undershaft Church, to the west of 88 Leadenhall Street and Cunard Place.

The Hong Kong based developer wanted to redevelop the existing buildings, currently occupied by a mixture of office (Class B1), retail (Class A1-A3) and leisure uses (Class Sui Generis), to optimise the use of the site and its contribution to the City of London.

Description of the project:
The proposed development is for demolition of the existing buildings and construction of a tower comprising 56 storeys above ground (263.4m AOD/ 248.2m AGL) with 3 basements. The building would provide offices, retail, a publicly accessible viewing gallery and ancillary basement cycle parking, servicing and plant.

It would provide a significant increase in flexible office accommodation, supporting the strategic objective of the City of London Corporation to promote the City as the leading international financial and business centre.

Other benefits included new public realm through the creation of a new north/south route through the building and providing an opportunity to reintroduce the Churchyard at the rear of St Andrew Undershaft Church, setting the building back from Leadenhall Street to create a new public realm in front of the main entrance of the building and the provision of a free public viewing gallery.
### EIA Learning Outcomes

#### Lessons learnt:

The project started in Q4 2016 and WSP advocated early EIA Scoping from the outset. However, owing to the need for the design team to engage with the key statutory consultees and stakeholders, we needed to then delay scoping until those elements were completed. As indicated above the scheme was subject to various design amendments before design freeze which reduced the time available to complete the EIA.

The Scoping Report was not submitted until late 2017 around the time of the design freeze. This resulted in the ES then being subject to the 2017 EIA Regulations and also late agreement with the City of London on the disciplines to be scoped in and out of the ES.

Earlier formal scoping may not have changed the final ES or process, but in programme terms the assessment and preparation of the ES may have been smoother. The Application and ES was submitted to the City of London in February 2018.

#### Contact details

**Karen McAllister MRTPI**  
Director  
karen.mcallister@wsp.com

### Lessons learnt continued:

Whilst the continued design work delayed the design freeze for assessment, it ultimately paid off. In resolving to approve the application, the City of London concluded (subject to Greater London Authority approval) in July 2018, that the impact of the scheme on the neighbouring residential occupiers, nearby buildings and spaces and amenity of the surrounding area has been assessed appropriately. The City concluded that the scheme would not result in unacceptable environmental impacts in terms of noise, air quality wind and daylight and sunlight and overshadowing.

Furthermore, when considering the impact on heritage assets, including any harm or public benefit, the City of London concluded that the proposal would cause less than substantial harm to the setting and significance of St Paul’s Cathedral, but this harm would be outweighed by the public benefits of the scheme set out in the ES.

With the exception of St Paul’s Cathedral, the proposal was found to not cause harm to the setting and significance of listed buildings or the significance of conservation areas. It would cause harm to the non-designated heritage assets proposed to be demolished but would not be harmful to the setting or significance of the other assets identified. This harm would be outweighed by the overall benefits of the scheme.

---

For access to more EIA case studies and hundreds of non-technical summaries of Environmental Statements visit:  
https://www.iema.net/eia-quality-mark/eia-quality-mark-case-studies