

# The only way is up?



**Stats for 1 Undershaft**  
**304.94m** height  
**73** storeys  
**130,000 sq m** of office space  
**2,000 sq m** of retail space  
**10,000** workers can be accommodated  
**1,600** cycle spaces  
**150** showers with changing rooms

Just as this issue of Cityview was due to go to press, the City Corporation's Planning and Transportation Committee granted planning permission to Aroland Holdings for their development at 1 Undershaft.

It will join the existing 'cluster' of tall buildings in the east of the City – the Gherkin, Cheesegrater and Walkie Talkie, among others. 1 Undershaft, will be the tallest building in the Square Mile with a total height of 304.94 metres, and the second tallest building in Western Europe after the Shard.

The project will involve the demolition of the existing Aviva Tower and the development of this new 73 storey building. At the top will be a free public viewing gallery, which will be served by dedicated lifts. The public viewing gallery will have interactive learning spaces where schools and other groups can discover more about the capital, its growth and history. Below the viewing gallery will be London's highest restaurant.



The base of 1 Undershaft is lifted, which will create a new larger public square, allowing pedestrians to walk freely beneath the building. This amount of open space for the public is unprecedented in a such a development in the City or indeed London and because of the area's size, it could become a social hub for the area in much the same way as Broadgate Circle does for the area around Liverpool Street Station.

The Museum of London, which is part-funded by the City Corporation is in discussions with the developer about managing the viewing gallery, using its height and views to show London's development, and it is hoped to include two classrooms for school children to visit and have lessons.

It is these elements that the City planners believe may provide a template for future buildings in the Square Mile under the heading of the 'Inclusive City'

for all. Expectations are that future significant developments will also factor in free public access and around five buildings already granted permission have viewing galleries included in their design. The new and radical approach is internationally unique. This approach of ensuring permeability and public accessibility goes beyond just tall towers, which in any case only represent a fraction of the development activity within the City.

Ensuring that the design of new developments respects their historical and townscape context is also a key part of

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the City's work. An example is the Bloomberg Building in Bucklesbury which encompasses a new Tube entrance, small square and public realm, a new pedestrian route through the site tracing the old medieval street pattern and a new public exhibition focussed around the remains of the Temple of Mithras.

Chris Hayward, Chairman of the City of London Corporation's Planning and Transportation Committee, said: "I'm delighted that we have approved 1 Undershaft. It is a truly unique building that fits in well with the City's history, as well as our future ambitions for growth.

"Over the next 30 years I expect that we will need to deliver office space for more than 50,000 extra workers within the Square Mile, and this development is important in reaching that end goal.

"This development shows the high levels of investor confidence in London's status as a global city following our decision to leave the European Union. I believe this building will play an important part in increasing London's attraction as the world's leading financial centre."

1 Undershaft forms the apex of the tall building cluster in the east of the City with expectations that it will remain the highest, with buildings either side sloping down, and continue to respect the St Paul's Cathedral protected views. ▲

**MORE INFORMATION**

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