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Transport and Works Act 1992
London Underground (Bank Station Capacity Upgrade) Order

Statement of Consultation

September 2014

MAYOR OF LONDON



**TRANSPORT
FOR LONDON**
EVERY JOURNEY MATTERS



Transport and Works Act 1992

London Underground (Bank Station Capacity Upgrade) Order

Statement of Consultation under Rule 10 (2) (d)

September 2014

Bank Station Capacity Upgrade Project
5th Floor
10 King William Street
London EC4N 7TW

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List of Abbreviations

Abbreviations	Definition
BSCU	Bank Station Capacity Upgrade
CoCP	Code of Construction Practice
DLR	Docklands Light Railway
GLA	Greater London Authority
ICE	Innovative Contractor Engagement
LFB	London Fire Brigade
LUL	London Underground Limited
MPs	Members of Parliament
OSD	Over Site Development
TfL	Transport for London
TWAO	Transport and Works Act Order

Executive Summary

This report

London Underground Limited (LUL) is applying for an Order under the Transport and Works Act 1992 (the TWAO) to authorise an upgrade to the Bank Monument Station Complex. This report summarises the consultation undertaken during the development of the proposal for the Bank Station Capacity Upgrade (BSCU).

The proposed development

The Bank Monument Station Complex is the fourth busiest on the London Underground Network and is increasingly unable to cope effectively with the growing volume of passengers. To address this, LUL is proposing a major upgrade to provide greatly improved passenger access, circulation and interchange. It will also improve emergency fire and evacuation protection measures. It includes provision of a new passenger entrance on Cannon Street with lifts and escalator connections; a new Northern Line passenger concourse using the existing southbound platform tunnel; a new Northern Line southbound train and platform tunnel; and new internal passenger connections between the Northern Line, the Docklands Light Railway (DLR) and the Central Line.

Most of the work to develop the BSCU will be below ground, with two main work sites required at surface level. The main elements of the above ground works include:

- Demolition of the existing buildings within the block bounded by King William Street, Nicholas Lane, Cannon Street and Abchurch Lane (referred to as the Whole Block Site) to establish a main work site. This will allow escalator and lift shafts to be created, leading to a new station entrance hall at the junction of Nicholas Lane and Cannon Street.
- A second work site, including a shaft to enable the underground works, will be established in Arthur Street approximately 130m to the south of the Whole Block Site.

A separate planning application was submitted to the City of London Corporation in February 2014 seeking permission for an Over Site Development (OSD) located over and around the proposed new station infrastructure on the Whole Block Site. Permission for this development was granted in June 2014.

Approach to consultation

LUL's approach to consultation on the BSCU was undertaken in line with the requirements of the Transport and Works Act 1992 (the Act) and associated guidance including the 2006 Transport and Works Act Guide to Procedures (DfT, 2006).

A wide range of stakeholders were identified at the outset of the project as likely to be affected or have an interest in the proposed upgrade of the Bank Monument Station Complex. These included: governmental and statutory bodies; transport, travel and equalities groups; the travelling public; business and community groups and organisations and those potentially directly affected by the proposed works.

Four phases of public consultation were undertaken to help publicise the proposal and generate feedback to inform development of the scheme design. These public consultations took place in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014.

In addition, from 2011 particular efforts were made to establish and maintain dialogue with the owners and occupiers of properties likely to be directly affected and to engage technical and professional consultees in the evolving design.

From May 2012 to October 2013 LUL engaged the international engineering community to bring their experience and expertise to the design for the BSCU. In December 2013, the project consulted on proposals to develop over and around the new station infrastructure on the Whole Block Site.

A summary of the feedback received during the four phases of public consultation on the BSCU and the other engagement activities undertaken during the development of the proposal is included in this report.

Consultation activities

For each of the four phases of public consultation a range of activities were undertaken to raise awareness of the proposal and consult the project's diverse range of stakeholders. These activities included:

- development of a series of consultation websites;
- letters and emails sent direct to key stakeholders;
- leaflets sent to property owners and occupiers in the vicinity of the proposal;
- leaflets distributed to the travelling public at Bank Station;
- public exhibitions;
- face-to-face meetings and briefing sessions with key stakeholders;
- production of a series of fact sheets providing information on the project;
- adverts in the Metro;
- emails sent to Oyster Card users; and
- posters displayed at Underground stations.

Overview of feedback received during public consultations

Autumn 2011 consultation

In total, 185 responses were received during the first phase of public consultation. The project team reviewed all the feedback received and took this on board in the evolution of the proposal in advance of the second phase of consultation.

The majority of responses received expressed support for the project. However, the feedback highlighted the need to address the following issues:

- the importance of reducing project risks, particularly the date for delivering the project benefits (congestion relief) due to the worsening situation at the station during peaks in demand;
- the need to pursue opportunities to improve the business case by maximising benefits, extending congestion relief beyond just the Northern Line platforms to include interchange routes to the DLR and Central Line; and
- the need to continue to explore all opportunities to reduce disruption during construction and maintain normal services as much as possible.

Each of these issues were focal points for the development of the design proposals during 2012 and 2013 when international engineering consultancies were engaged. Contractors bidding for the project were instructed to review the initial design with the objective of producing an improved business case. The winning bidder, Dragados SA (UK), demonstrated additional capacity benefits in their design, cost savings and reduced the duration of the temporary closure of the Northern Line.

Spring 2012 consultation

288 responses were received during May and June 2012 in response to the second phase of public consultation on the BSCU. Again, all of the feedback was reviewed and the comments received helped to shape the further development of the proposals.

The second phase of consultation specifically sought feedback on two property acquisition options and three options for the proposed new station entrance.

Three quarters of respondents expressed a preference for the project to acquire all six properties within the block bounded by King William Street, Cannon Street, Abchurch Lane and Nicholas Lane to provide a site from which to undertake the works.

A clear preference was also expressed in the responses received for the new station entrance to include escalators with lifts to provide a step free route to both King William Street and Cannon Street

The results of the consultation were incorporated into the project such that the use of the whole block bounded by King William Street, Cannon Street, Abchurch Lane and

Nicholas Lane – later known as the Whole Block Site – and the preferred station entrance location and use of escalators was adopted in the project design.

In addition opportunities to retain the façade of 20 Abchurch Lane were explored within the construction programme, as feedback identified strong opinion that this façade had the most historical value of all of the buildings on the Whole Block Site.

Autumn 2013 consultation

The Autumn 2013 consultation generated a total of 621 written responses. 459 were supportive of the project, while 21 expressed some opposition and 141 did not state clear support or opposition.

Specific concerns were raised about:

- the use of the Whole Block Site for construction activities;
- the use of Arthur Street as a construction site, the impact this could have on neighbouring properties and the effect closure could have on traffic;
- impact of the works on properties in the vicinity of the proposed construction sites or on the route of the proposed new tunnel – including specific references to the effects of noise, vibration and settlement;
- timescale of the proposed works, suggesting that construction should be completed quicker;
- improving interchange and accessibility;
- reducing temperatures within the station; and
- potential disruption to the station during construction.

All concerns raised in the feedback received were reviewed by the project team and taken into consideration during the further evolution of the proposal. Further information was provided during the Summer 2014 consultation to explain how the proposal improved interchange and accessibility at the Bank Monument Station Complex and how disruption to the station would be kept to a minimum during construction.

To manage construction activities and help minimise the impact these could have on properties in the vicinity of the two worksites and along the route of the proposed new tunnel a Code of Construction Practice (CoCP) has been developed drawing upon the City of London Corporation's Code of Practice for Deconstruction and Construction. The CoCP sets out how construction will be managed to reduce impacts such as noise, vibration and disruption at surface level as far as practicably possible.

To try and minimise the effects of the closure of Arthur Street detailed access surveys were undertaken to better understand the requirements of properties with access off Arthur Street. In addition, discussions took place with the owners and occupiers of these

properties and key stakeholders such as London Fire Brigade, London Ambulance Service and London Buses.

A separate consultation was also undertaken in December 2013 on LUL's proposal for an OSD located over and around the proposed new station infrastructure on the Whole Block Site. Details of the BSCU were also made available at this consultation.

Summer 2014 consultation

The Summer 2014 consultation generated a total of 708 written responses. The majority of these came from people who use Bank Station regularly (443 responses) or work near Bank (305 responses).

Comments were received on a wide variety of themes. While the vast majority of respondents were supportive of the proposal, a number of concerns were again expressed by owners and occupiers of properties in the vicinity of the proposed works about the potential impact of construction activities. In order to maintain effective engagement with the owners and occupiers of the buildings which are potentially affected, and to implement and communicate the mitigation measures described in the consultation, 'relationship managers' were assigned for each building. The 'relationship managers' provided a single point of contact with the project and progressed discussions about appropriate mitigation measures, including those related to noise and vibration, access, protection of foundations and management of ground settlement.

A number of concerns were also raised about the potential impact of the proposed 17-week closure of the Northern Line City branch, the alternative travel options and impact the temporary closure could have on other services.

LUL modelled the forecast demand on the public transport network, including a fully operational Crossrail, and a much enhanced Thameslink service. The project is confident that there will be sufficient capacity during the temporary closure.

The transport modelling will be repeated closer to the time when the element of forecasting will be reduced, and the project will run an Olympics-style awareness campaign to draw attention to the closure and make sure that passengers are aware of alternative routes.

Industry engagement

During 2012 LUL undertook a process known as 'innovative contractor engagement' (ICE) engaging the best of the international engineering community to see whether they could improve on the initial scheme design.

The ICE process involved competitive tendering for the construction contract and the outcome of the exercise was that the winning bidder Dragados SA (UK) made significant improvements to the original LUL design.

The Dragados design more effectively addresses the overcrowding issues at the Bank Monument Station Complex and can be delivered more efficiently. The result is a faster and better value for money delivery when compared with the original design.

Continuous stakeholder engagement

Throughout the development of the proposal for the BSCU, the project has worked to establish on-going engagement with those groups and individuals most likely to be directly affected by the proposal.

The project team has sought to engage the travelling public who use the facilities in question, elected representatives, transport user groups and local interest groups.

With the lower than usual number of local residents living in the vicinity of the BSCU, and the general support of the travelling public, key stakeholders for the proposal were therefore defined as including: local property owners and occupiers; the City of London Corporation; the Church of England; statutory technical consultees such as English Heritage, utility companies, emergency services and London TravelWatch and a range of interest groups including those with a specific interest in public transport and equality/accessibility related issues. It is these groups that the project team has sought to engage in ongoing discussions.

Conclusions

LUL believes the project team has demonstrated its commitment to effective public consultation and thorough stakeholder engagement via its activities to date and will continue to do so throughout the TWAO process.

The project team has reviewed and considered all of the 1,802 individual responses received during the public consultation and all of the feedback obtained during the continuous stakeholder engagement. This feedback has helped shape the scheme design in a number of areas.

Engagement with the project's stakeholders will be maintained through regular and ad-hoc briefings, events, meetings and correspondence.

Should the TWAO be successful, LUL is committed to continuing to engage with the business and residential communities in the vicinity and other interested parties once construction is underway.

1 Introduction

1.1 Purpose of this report

1.1.1 London Underground Limited (LUL) is applying for an Order under the Transport and Works Act 1992 (the TWAO) to authorise an upgrade to the Bank Monument Station Complex. This report summarises the consultation undertaken during the development of the proposal for the Bank Station Capacity Upgrade (BSCU). It sets out the activities undertaken to consult and engage the project's stakeholders, summarises the feedback received and how this has been taken into consideration by the project in finalising the TWAO application.

1.2 The applicant

1.2.1 LUL is a wholly-owned subsidiary of Transport for London (TfL), which itself is a functional body of the Greater London Authority (GLA). The Greater London Authority was established by the GLA Act 1999.

1.2.2 LUL carries more than one billion passengers a year, as many as the entire National Rail network. With around three and a half million journeys made each day, on 11 lines serving 270 stations, LUL is now running more services than ever before on the 151-year-old network.

1.2.3 The *Mayor's Transport Strategy* sets out the approach for achieving the Mayor's transport vision: that London's transport system should excel among those of global cities, providing access to opportunities for all its people and enterprises, achieving the highest environmental standards and leading the world in its approach to tackling urban transport challenges of the 21st century.

1.2.4 LUL's vision is to deliver a world-class underground for a world-class city. This is a realistic goal, and great strides have been made, but there are still challenges to overcome before the upgrade of the underground is complete. The challenge is to keep London moving while the underground is transformed.

1.2.5 To overcome the legacy of under-investment, a massive programme is underway to deliver the extra capacity needed to keep pace with rising demand. The level of renewal and refurbishment work is on a scale unseen for more than 60 years. It presents a major challenge: maintaining the service during the biggest rebuilding programme the underground has ever seen.

1.2.6 That challenge is amply reflected in the proposal for the BSCU.

1.3 The proposed development

- 1.3.1 The Bank Station Capacity Upgrade (BSCU) involves a major upgrade of the Bank Monument Station Complex to provide greatly improved passenger access, circulation and interchange. It will also improve emergency fire and evacuation protection measures. It includes provision of a new passenger entrance with lifts and escalator connections; a new Northern Line passenger concourse using the existing southbound platform tunnel; a new Northern Line southbound running and platform tunnel; and new internal passenger connections between the Northern Line, the Docklands Light Railway (DLR) and the Central Line.
- 1.3.2 The new Station Entrance will open on to Cannon Street at the junction with Nicholas Lane. An entrance hall will provide circulation space, as well as accommodating staff facilities, plant rooms and associated retail space. New passenger lifts will link the entrance hall directly with the Northern Line and DLR providing step free access from these lines. Escalators will also connect the entrance hall with the Northern Line.
- 1.3.3 The existing southbound platform for the Northern Line will be converted into a new passenger concourse. A new southbound running and platform tunnel will be located to the west of the existing platform. New cross passages will connect the Northern Line concourses and platforms. New walkways and escalators will better connect the Northern Line, the DLR and the Central Line. In particular, a tunnelled passageway fitted with moving walkways and new escalators will greatly improve interchange between the Northern Line and the Central Line.
- 1.3.4 Figure 2.1 below shows the route of the new southbound running and platform tunnel and the location of the new Station Entrance. Figure 2.2 illustrates the main elements of the proposed improvements within the Bank Monument Station Complex.
- 1.3.5 Works to divert and protect utilities and to protect listed and other buildings from ground settlement, will also be undertaken, where monitoring and/or damage analysis indicates this is required. The compulsory purchase and temporary use of land, the temporary stopping up of streets, street works and ancillary works will also be required.

Figure 2.1: Plan showing the location of the proposed worksites and route of the new southbound running tunnel

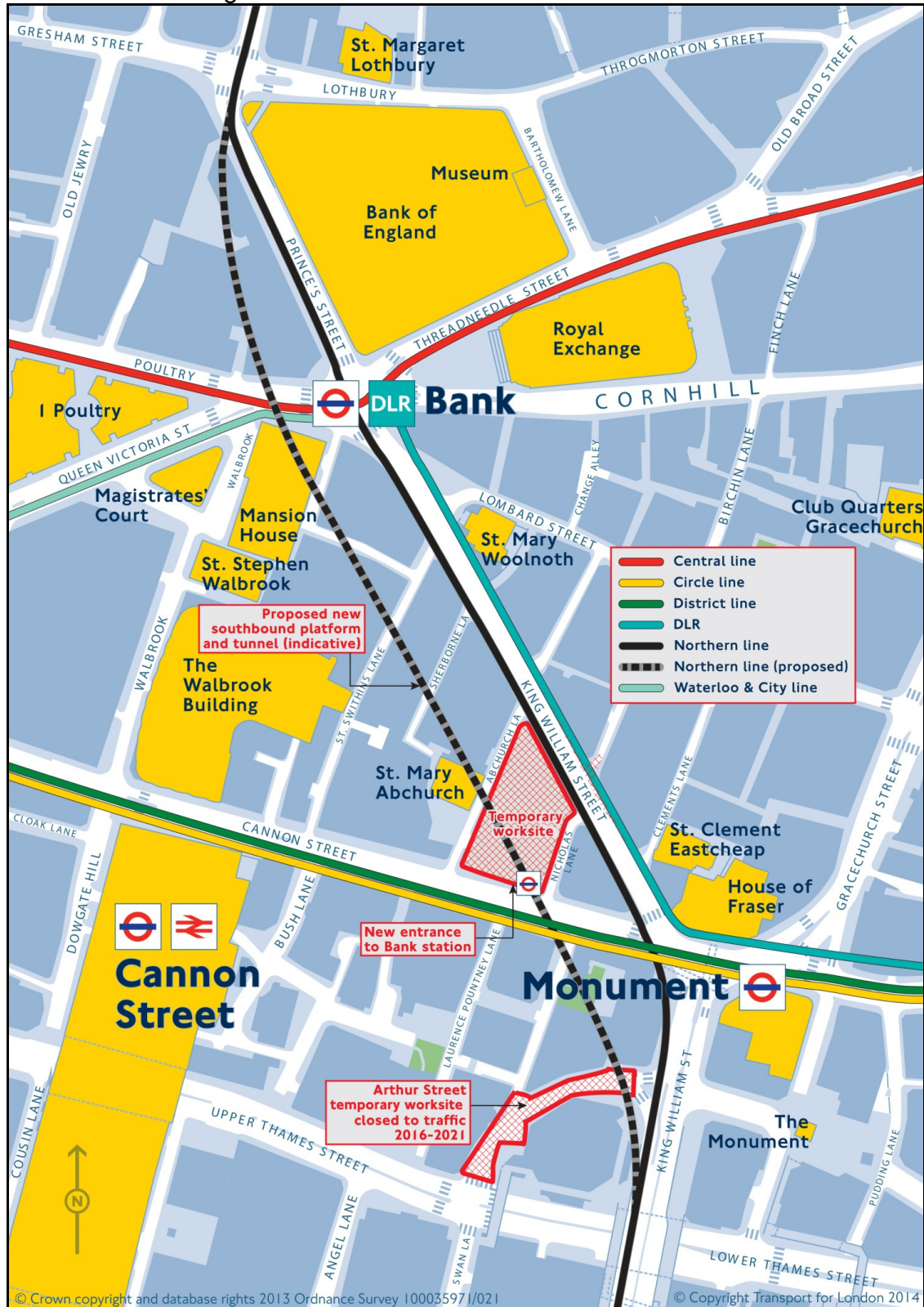
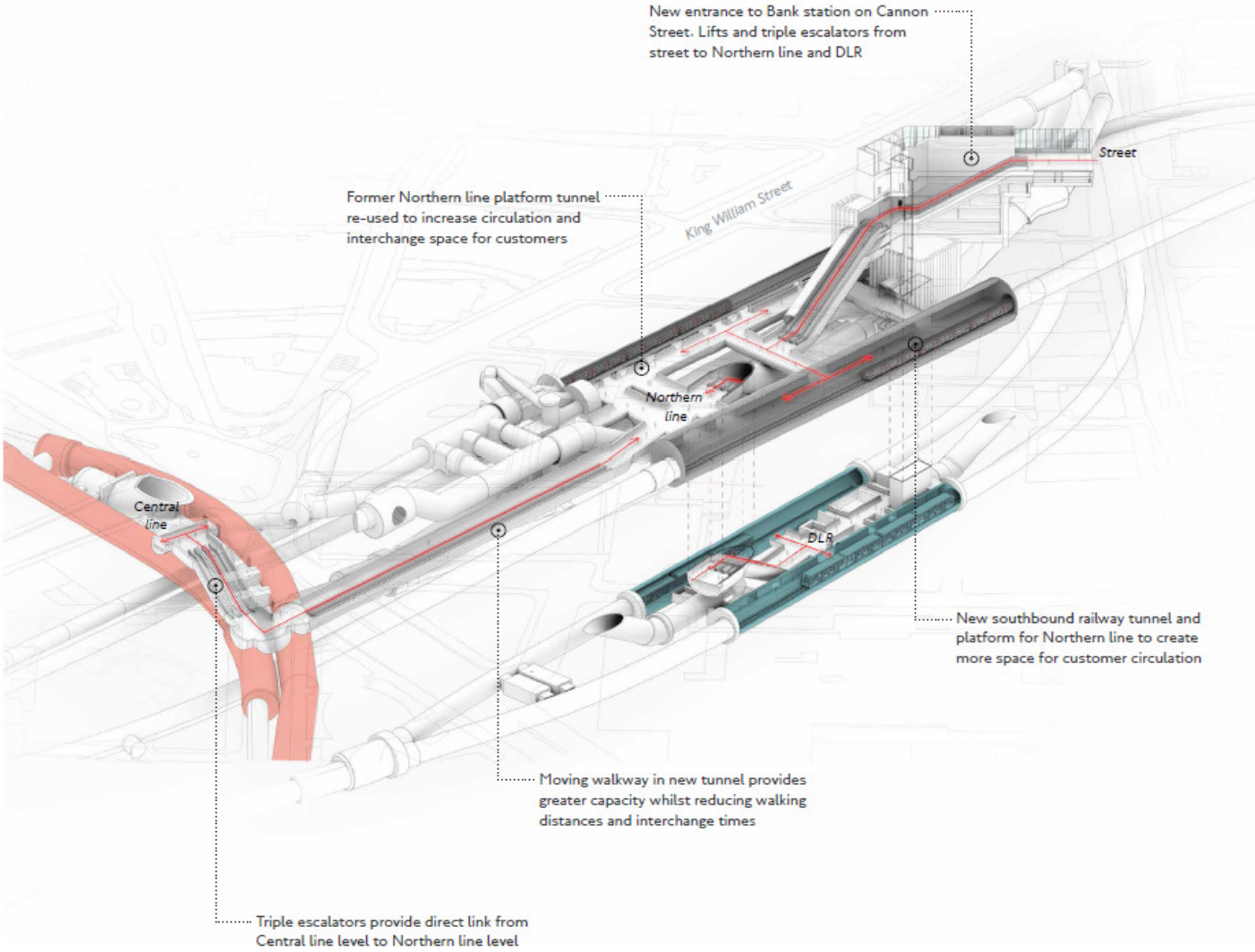


Figure 2.2: Computer generated image of proposed improvements at the Bank Monument Station Complex



- 1.3.6 Most of the work required to construct the BSCU will be below ground, with two work sites required at surface level. The main elements of the above ground works include:
- Demolition of the existing buildings within the block bounded by King William Street, Nicholas Lane, Cannon Street and Abchurch Lane (referred to as the Whole Block Site) to establish a main work site. This will allow escalator and lift shafts to be created, leading to a new station entrance hall at the junction of Nicholas Lane and Cannon Street.
 - A second work site, including a shaft to enable the underground works, will be established in Arthur Street approximately 130m to the south of the Whole Block Site.
- 1.3.7 A separate planning application was submitted to the City of London Corporation in February 2014 seeking permission for an Over Site Development (OSD) located over and around the proposed new station infrastructure on the Whole Block Site. Details of this application can be found on the City of London Corporation website via application reference number 14/00178/FULEIA. Permission for this development was granted in June 2014.
- ## 1.4 Compliance with regulatory requirements
- 1.4.1 LUL confirms that all those named in column (2) of *Schedules 5 and 6 to Transport and Works (Application and Objections Procedure) (England and Wales) Rules 2006 (the 2006 Rules)* who are relevant to the application have been consulted. Details are provided in Appendix 10B.
- ## 1.5 Structure of this report
- 1.5.1 **Chapter 2** provides a brief description of the BSCU, background to the applicant and confirmation of compliance with the TWAO regulatory requirements on consultation.
- 1.5.2 **Chapter 3** sets out LUL's approach to consultation on this project.
- 1.5.3 **Chapter 4** summarises the four phases of public consultation which have been undertaken to raise awareness of the project and give those potentially affected or with an interest in the scheme the opportunity to influence the proposal before the submission of the TWAO application.
- 1.5.4 **Chapter 5** provides details of the 'innovative contractor engagement' undertaken to consult the best of the international engineering community to see whether they could improve on LUL's initial design to increase the capacity of the Bank Monument Station Complex.

- 1.5.5 **Chapter 6** summarises the on-going engagement undertaken with the project's stakeholders including the directly affected property owners/occupiers, professional and technical consultees, local businesses and residents, political stakeholders, key influencers, the travelling public and other interest groups.
- 1.5.6 **Chapter 7** provides details of the statutory consultation undertaken in accordance with *Rule 10 (2) d* of the *2006 Rules*.
- 1.5.7 **Chapter 8** summarises the outcome of the consultation and engagement activities and how these influenced the design of the BSCU.
- 1.5.8 **Chapter 9** provides details on the timing of the TWAO process and sets out LUL's commitment to on-going engagement with those potentially affected or with an interest in the proposal.
- 1.5.9 Appendices 10A and 10B provide further information on the stakeholders engaged as referred to in the main body of this report.

2 Approach to consultation

2.1 Introduction

- 2.1.1 Consultation on major projects is a matter of best practice for LUL. The project team recognise the importance of consulting and engaging with external organisations and individuals affected by or interested in proposed changes to LUL's services.
- 2.1.2 The *2006 TWA Guide to Procedures* (Department for Transport, 2006) clearly identifies the benefits of pre-application consultation and recommends that promoters *consult thoroughly on their proposals with relevant statutory authorities, with statutory utilities whose services may be affected, and with all other persons likely to be affected by the proposals.*
- 2.1.3 The project's approach to pre-application consultation on the BSCU was designed to:
- establish effective two-way communication with those likely to be affected by the proposal and the project's key technical stakeholders;
 - clearly communicate the project's scope, benefits and timescale;
 - build relationships with potentially affected stakeholders and, as far as practicable, address concerns expressed;
 - undertake appropriate statutory consultation in compliance with the application process for major transport schemes and LUL's best practice; and
 - help produce a better final proposal.
- 2.1.4 In addition to the *TWA Guide to Procedures*, the following Government guidance documents influenced the methods and approaches used to consult the projects stakeholders:
- *Code of Practice on the Dissemination of Information during Major Infrastructure Developments* (1999); and
 - *Planning Act Guidance* (2008) - while not applying to applications made under the Transport and Works Act 1992, this provides consultation guidance to promoters of nationally significant infrastructure projects.

2.2 Who the project consulted

- 2.2.1 A wide range of stakeholders were identified at the outset of the project as likely to be affected or have an interest in the proposed upgrade of the Bank Monument Station Complex.

2.2.2 To help establish the approaches required to effectively communicate details of the proposal and then consult and engage, stakeholders were grouped depending on the reason for their potential interest in the proposal.

2.2.3 These groups and the project's key stakeholders are identified below while a summary of the consultation and engagement activities which have taken place with these stakeholders is presented in Appendix 10A.

Directly affected

- significantly affected properties (ie those potentially affected by pile interception, access or potential settlement issues); and
- all parties listed in the Book of Reference.

Government bodies, including:

- City of London Corporation officers;
- officers from other London Boroughs potentially affected;
- local authority members;
- MPs;
- GLA officers;
- Mayor of London and GLA members; and
- Government departments.

Statutory bodies, including:

- English Heritage, Environment Agency, Natural England, Design Council (CABE) and local heritage and environment groups;
- rail operators and regulator;
- statutory transport and travel organisations;
- utilities; and
- emergency services.

Transport and travel groups

- organisations and associations with an interest in public transport and travel related issues.

Equalities groups

- organisations and associations with an interest in equality and disability related issues.

Travelling public

- members of the public who travel through the Bank Monument Station Complex, use the Northern Line or whose journey might be affected by the BSCU.

Businesses and Guilds

- guilds; and
- businesses (not directly affected) and business associations.

Media

- traditional media; and
- bloggers and other commentators.

Sensitive community receptors

- residents living in the vicinity of the proposed works;
- churches, religious organisations and community groups linked to the local churches;
- hotels and club in the vicinity of the works; and
- representatives of other sensitive community receptors in the vicinity.

Internal TfL audiences

- parts of the TfL organisation with an interest in the BSCU.

2.3 When the project consulted

2.3.1 Four phases of public consultation were undertaken to help publicise the proposal and inform development of the scheme design. These public consultations took place in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014. A summary of the activities and outcomes of these public consultations are presented in Section 4 of this report.

2.3.2 From May 2012 to October 2013 LUL also undertook an innovative contractor engagement (ICE) exercise with international engineering consultancies to bring the experience of the international engineering community to the design for the BSCU. This consultation is summarised in Section 5 of this report.

2.3.3 In December 2013 LUL also consulted on proposals to develop over and around the new station infrastructure on the Whole Block Site.

2.3.4 In addition to the four phases of public consultation on the BSCU, the project team worked hard to establish and maintain effective communication with a wide range of the project's key stakeholders. From 2011, particular efforts were made to establish dialogue with the property owners and occupiers likely to be directly affected and to engage the technical and professional consultees

in the evolving design. Details of this on-going engagement are presented in Section 6 of this report.

2.4 What the project consulted on

- 2.4.1 Over the course of the past 12 years many options have been developed and tested for addressing the problems at Bank Monument Station Complex. Initial studies concluded that there are no viable alternative options other than to implement physical works which improve the infrastructure at Bank station in order to meet the projects aims and requirements.
- 2.4.2 Between 2002 and 2011 a series of initial concepts were considered to identify the most feasible and viable option to improve the infrastructure at Bank Station. By 2011 LUL had developed a Base Case proposal for the BSCU which was suitable for meaningful consultation. This Base Case proposal included a new southbound Northern Line running tunnel west of the existing tunnel with a new station entrance at, 10 King William Street.
- 2.4.3 In 2011, LUL first sought to communicate details of the concept of the BSCU and Base Case proposal including the proposed tunnel alignment to stakeholders and the public and obtain early feedback on the proposal. Then, during the second phase of public consultation in 2012, feedback was specifically sought on the proposed station entrance.
- 2.4.4 The proposal for the BSCU was then further developed and refined during 2012 when the international engineering community were engaged to help improve the design. Companies were invited to submitting proposals that met the core requirements of the Base Case proposal; helped improve the design by reducing risk, cost and programme and identified ways to address any negative impacts of building the project. The industry engagement process led to the appointment of Dragados SA (UK) in 2013 as contractor for the project.
- 2.4.5 The Dragados scheme identified the need for a second construction site to provide access to the main tunnel. A number of locations for a second work site were assessed by the project team, taking into consideration their ability to meet the overall project requirements and potential impacts of their use. The outcome of these assessments was that Arthur Street was identified as the most viable and suitable option.
- 2.4.6 In 2013 the project consulted on the revised BCSU, including the use of Arthur Street as a construction site.
- 2.4.7 Finally, during the fourth phase of consultation in 2014 feedback was sought on how LUL propose to build the scheme, the potential effects of construction and the impacts of a 17 week closure of the Northern Line City branch in Spring 2020.

2.4.8 Throughout the development of the proposal the project sought and took into consideration feedback on the evolving proposal.

2.5 How the project consulted

2.5.1 LUL recognised that the proposed BSCU has a diverse range of stakeholders with different interests in the project (e.g. land or property owners, local businesses, the travelling public or statutory authorities).

2.5.2 To engage these organisations and individuals effectively the project produced information on the proposal in different formats and with different levels of detail and used a range of communications activities to reach them.

2.5.3 To raise awareness of the proposal and consult the project's diverse range of stakeholders the following approaches were used:

- a series of websites were developed to support each of the four phases of public consultation. These websites provided up-to-date information on the BSCU as the proposed scheme was developed and enabled stakeholders to provide feedback direct to the project team via a dedicated email address;
- information on the proposal was included on the main TfL website in the context of material about the LUL Upgrade Programme;
- letters and emails were sent direct to key stakeholders providing updates on the proposal, advertise consultation events and encourage feedback;
- leaflets were sent to property owners and occupiers in the vicinity of the proposed BSCU on four separate occasions providing information on the proposal and publicise the public exhibitions;
- leaflets were distributed to the travelling public at the Bank Monument Station Complex during each of the four public consultations;
- four public exhibitions were held to enable interested parties to review details of the proposal, speak to members of the project team and provide feedback. These events were held in the Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014, each was held over several days in accessible locations in the Bank area;
- between 2011 and 2014, numerous face-to-face meetings and briefing sessions were held with key stakeholders and additional briefing sessions offered to 140 interested parties;
- a series of fact sheets providing general information on the project and explaining how the chosen scheme was identified were developed to provide a reference point for communications with stakeholders. In

addition, a number of technical briefing notes on specific subjects such as settlement and noise were developed;

- a model, animated presentation and images of the proposed development were created to help illustrate key elements of the design;
- adverts were placed in the Metro to publicise the public consultation events and consultation website address;
- emails were sent to Oyster Card users to publicise the consultation;
- posters were displayed at stations used by the travelling public potentially affected by the proposal; and
- communications were issued through TfL via the established management structure, internal team meetings, BSCU project events and periodic newsletters.

2.6 Opportunities for feedback

2.6.1 From the start of the first consultation in November 2011 stakeholders had the opportunity to respond to the proposal in a number of ways, specifically:

- written representation via the feedback forms available at the public exhibitions;
- electronic submissions via the dedicated email address on the project's consultation websites;
- direct contact with members of the project team following meetings or briefing sessions; and
- written submissions to the BSCU project office.

2.6.2 All feedback received by the project team was recorded, reviewed, taken into consideration and, where appropriate and practicable, incorporated into the iterative development of the proposal for the BSCU.

3 Public consultations

3.1 Introduction

3.1.1 LUL undertook four phases of public consultation to help publicise the BSCU, obtain feedback on the evolving proposal and inform the development of the final design. These public consultations took place in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014.

3.1.2 Below is a summary of each of these consultations, providing details of the activities undertaken, the feedback received and how this was taken into consideration by the project. Reference details for the reports produced following each of these public consultations are provided in the reference section at the end of this report.

3.2 Autumn 2011 public consultation

Objectives and approach

3.2.2 The first public consultation on the BSCU was held in Autumn 2011. The consultation was designed to:

- communicate the concept of the BSCU and proposed tunnel alignment; and
- seek early feedback on the proposal from the public.

3.2.3 The consultation activities were specifically designed to engage the following audience groups:

- users of the Bank Monument Station Complex; and
- owners and occupiers of buildings potential affected by the proposed works.

3.2.4 Additionally, in March 2011 an on-going programme of engagement with building owners and managers was commenced to communicate details of the proposed works and access the structural and foundation data required to inform the project's on-going design work.

Public consultation activities

3.2.5 To publicise and consult those likely to be affected and interested in the BSCU a leaflet was produced in September 2011 containing an introduction to the proposed works, details of the proposal for the new station entrance on King William Street and a feedback form.

- 3.2.6 A total of over 22,000 leaflets were distributed to members of the public at the Bank Monument Station Complex between Tuesday 11 and Thursday 13 October and on Saturday 15 October 2011.
- 3.2.7 Copies of the leaflet were also delivered to 2,208 addresses within the vicinity of the Bank Monument Station Complex, mailed direct to 152 individuals and organisations the project team identified as likely to be interested in the proposed works and emailed to 17 building owners the project team had met previously.
- 3.2.8 The leafleting was followed by a public exhibition held at 10 King William Street between Tuesday 8 November and Friday 11 November 2011. The exhibition was primarily targeted at the occupants of 10 King William Street as the design proposal at this time involved the development of a new station entrance on this site. Members of the public, owners and occupiers of neighbouring buildings and other interested parties were also invited to attend. A 3D model and series of information boards were used to communicate the concept of the BSCU and design proposal.
- 3.2.9 The exhibition was publicised through regular TfL communication channels including a notice in the Metro newspaper, station posters and automated announcements at the Bank Monument Station Complex and at Cannon Street Station. It was also publicised through the City of London business network email update and newsletter.
- 3.2.10 The exhibition was staffed between 8:00 am and 6:00 pm and received 254 visitors over four days. Visitors included a mix of local building owners and occupiers, elected members, local residents and several internet bloggers.

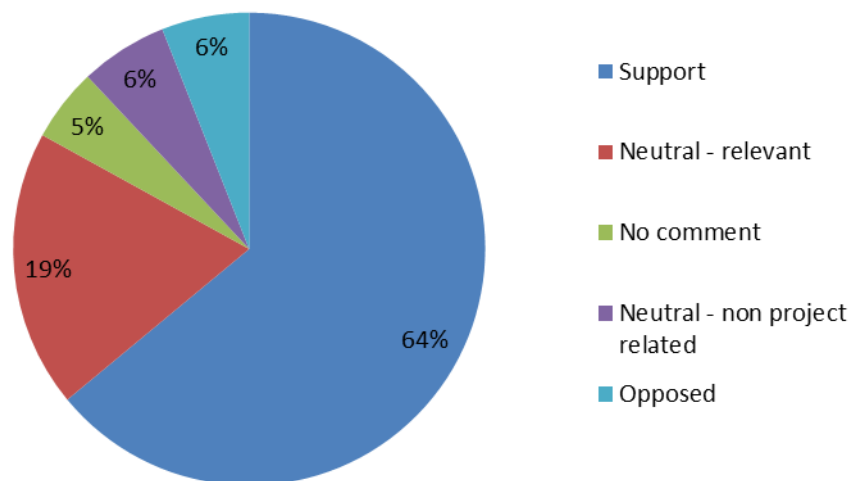
Building owner/occupier meetings

- 3.2.11 Between May and November 2011, 28 meetings were held with parties who have an interest in the 35 properties identified as potentially directly affected by the proposed tunnelling works.
- 3.2.12 The primary purpose of these meetings was to request access for surveys and building information drawings. However the meetings also served to raise awareness of the project and inform the scope of environmental assessment.

Feedback received

- 3.2.13 A total of 185 written responses were received to the November 2011 consultation. 79 responses came via the consultation website and 106 by post. A summary of the views expressed in the total responses received is provided in Figure 4.1 below.

Figure 4.1: Summary of views expressed in responses to Autumn 2011 public consultation



3.2.14 The main themes which emerged from the responses received were:

- the timescale for completion of the project needs to be shorter, the project is long overdue and congestion relief is required now;
- other congestion relief measures are needed for the Central Line and Waterloo and City Lines;
- more information is needed about the likely impacts of the project's construction;
- general concerns were expressed about disruption to services, particularly in conjunction with proposed escalator refurbishment. DLR passengers do not want to be diverted to Tower Gateway; and
- of the minority of respondents who expressed disapproval for the project, their stated reasons were predominantly due to the cost of the project, concern that the disruption caused during construction will be greater than the long-term benefits and that a more frequent train service would be a better alternative.

Project's responses to the issues raised

3.2.15 The feedback received during the consultation highlighted the need for the project to address the following issues:

- the importance of reducing project risks, particularly the date for delivering the project benefits (congestion relief) due to the worsening situation at the

station during peaks. Any opportunity to deliver benefits earlier should be explored;

- the need to pursue opportunities to improve the business case by maximising benefits, extending congestion relief beyond just the Northern Line platforms to include interchange routes to the DLR and Central Line. The reduction of project cost should be kept a priority; and
 - the need to continue to explore all opportunities to reduce disruption during construction and maintain normal services as much as possible.
- 3.2.16 All three of these issues were focal points during the ICE process conducted between 2012 and 2013. Contractors bidding for the project were instructed to review the project design with the objective of producing an improved business case. Bids attracted additional scoring advantages if they delivered benefits earlier and reduced operational disruption. The winning bidder, Dragados, demonstrated additional capacity benefits in their design, cost savings and reduced the duration of the temporary closure of the Northern Line.
- 3.2.17 It was clear from the feedback received during the consultation that stakeholders wished to receive further information when more detail about the project became available. A further series of consultation events and a programme of on-going communication were therefore planned to maintain engagement with stakeholders and other interested parties. Greater detail on the impact of the proposed works on operation of the station was included in future communications in response to comments raised during the consultation.

3.3 Spring 2012 public consultation

Objectives and approach

- 3.3.2 A second phase of public consultation on the BSCU was held in Spring 2012 and ran during May and June 2012. During this consultation LUL specifically sought feedback on the:
- two proposed property acquisition options; and
 - three proposed station entrance layout options.
- 3.3.3 The consultation activities were specifically targeted to engage the following audiences:
- users of the Bank Monument Station Complex; and
 - owners and occupants of buildings which could potentially need to be acquired to deliver the BSCU.
- 3.3.4 In early 2012 the project team engaged with the freeholders and long leaseholders of the properties within areas identified as acquisition options.

This process sought to begin early negotiations to acquire these properties if it was mutually convenient.

Public consultation activities

- 3.3.5 To publicise the proposals and consult those likely to be affected and interested in the BSCU a second leaflet was produced in May 2012 providing the following information:
- brief background on the project and an update on the ICE process which commenced late 2011 to identify the optimal design solution;
 - an explanation of the two proposed property acquisition options being considered by the project: Option 1 using only 10 King William Street (the Base Case), and Option 2 using all six properties within the block bounded by King William Street, Cannon Street, Abchurch Lane and Nicholas Lane (the Whole Block Site); and
 - an explanation of the three proposed station entrance locations being considered by the project: Location 1: lifts to King William Street only (the Base Case), Location 2: lifts with an arcade between King William Street and Location 3: escalators with lifts to provide a step free route to both King William Street and Cannon Street.
- 3.3.6 The leaflet was produced in A5-format and included whole page diagrams of the two proposed acquisition options and three station entrance locations. A detachable freepost feedback form was also included within the leaflet.
- 3.3.7 Over 25,000 leaflets were distributed at the Bank Monument Station Complex on Saturday 26, Monday 28 and Tuesday 29 May 2012. The leaflets were also delivered to over 2,200 addresses within the vicinity of the Bank Monument Station Complex.
- 3.3.8 The leaflet was also emailed directly to 27 individuals and organisations who the project team had previously met. Notification of the consultation was emailed to approximately 200 people in the project database and respondents from the previous phase of consultation who had registered their email addresses to receive updates.
- 3.3.9 A public exhibition was held between Monday 28 May and Friday 1 June 2012 at the Guildhall Ambulatory. The exhibition was open to members of the public and interested parties. Members and officers from the City of London Corporation were also invited to attend.
- 3.3.10 A 3D model of the proposed scheme and a series of information boards were used to provide details of the proposal including the two acquisition options and three station entrance locations being considered. The exhibition was staffed between 08:00 and 18:00 and received 221 visitors over five days.

- 3.3.11 Visitors to the exhibition included City of London officers and ward members, members of the City of London Access Group, owners and occupiers of potentially affected buildings, members of the ICE bidding consortia, officers from the Department for Transport, representatives from businesses operating in the vicinity of the Bank Monument Station Complex and members of the public.

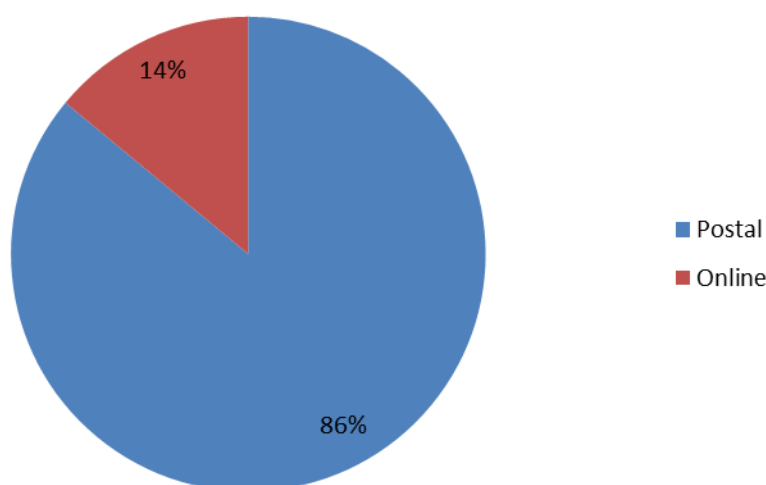
Building owner/occupier meetings

- 3.3.12 Written correspondence and meetings took place with all freeholders and/or leaseholders affected by the extended property acquisition option involving all six properties within the block bounded by King William Street, Cannon Street, Abchurch Lane and Nicholas Lane.
- 3.3.13 Between January and June 2012, seven presentations were made to owners and occupiers of buildings likely to be affected by the BSCU. A project update presentation was also given to City of London Corporation officers on 8 March 2012.

Feedback received

- 3.3.14 A total of 288 consultation responses were received in May and June 2012 to the second phase of public consultation.
- 3.3.15 The majority of these responses were received via the freepost form attached to the leaflet which was distributed at the start of the consultation. The rest were received via the consultation website and email. Figure 4.2 below provides a breakdown of how the responses were received.

Figure 4.2: Method of response to the Spring 2012 public consultation

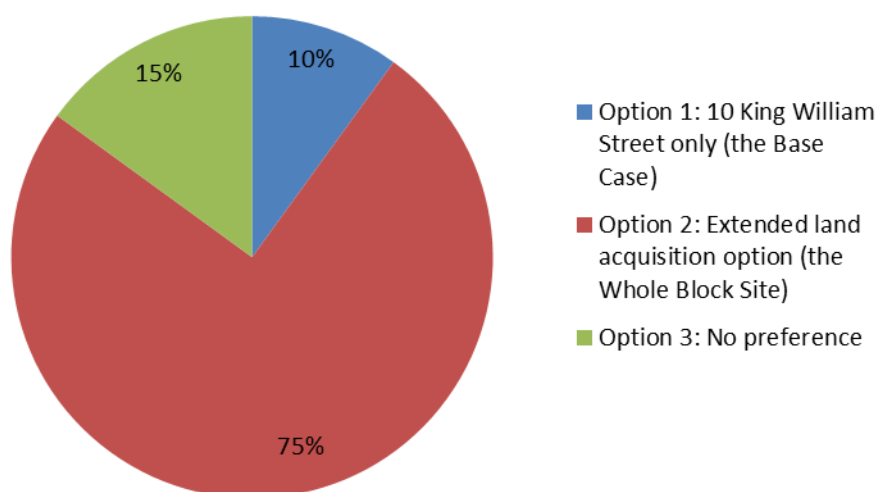


3.3.16 One letter was also received via email from the City of London Access Group, which the project team followed up with a presentation to the group's meeting on 11 July 2012. The Group expressed support for the Location 3 station entrance option which includes escalators with lifts to provide step-free access.

Response to property acquisition options

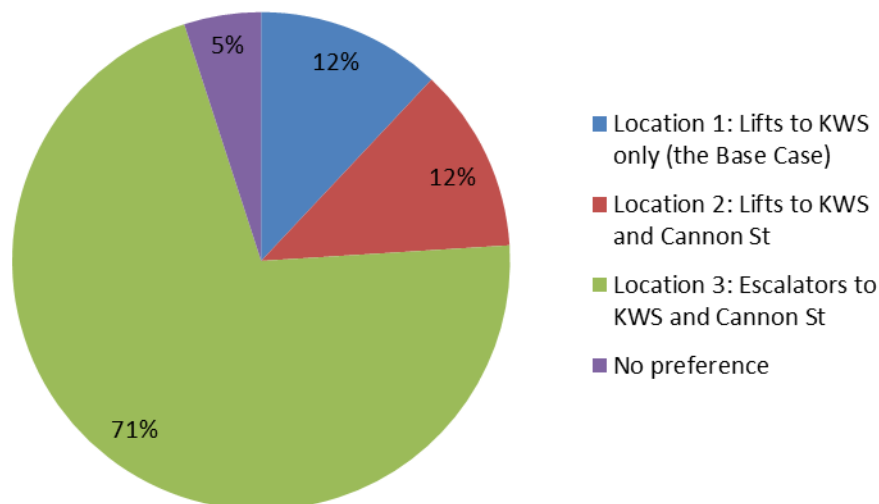
3.3.17 Three quarters of respondents expressed a preference for Option 2, the extended land acquisition option (the Whole Block Site), with a greater number expressing no preference than a preference for Option 1, King William Street only (the Base Case).

Figure 4.3: Responses to proposed acquisition options



Response to station entrance options

3.3.18 Responses received clearly identified Location 3 as the most popular station entrance option with the escalator access identified as being a particular factor influencing this preference. Locations 1 and 2 (the Base Case and lifts only to King William Street and Cannon Street) were equally supported but both were far outweighed by the level of support for Location 3.

Figure 4.4: Responses to proposed station entrance options

- 3.3.19 The popularity of the extended land acquisition Option 2 – the Whole Block Site – was strongly linked to the selection of Location 3 – the only station entrance option to feature escalators.
- 3.3.20 Similarly, many respondents were concerned that the proposed station entrances at Locations 1 and 2 did not provide enough capacity and that Location 3 would provide more benefits.
- 3.3.21 Of the people who preferred land acquisition Option 1: 10 King William Street only (the Base Case) and Location 1 for the proposed station entrance (the Base Case), the most frequently cited reasons were the desire to reduce the cost of the project and preserve existing buildings.
- 3.3.22 Other respondents clearly offered support for the potential of an over-site development.
- 3.3.23 The responses identified considerable interest in the detailed design of the scheme and different aspects of the project, with over 30 respondents asking questions on topics including the impact on services during construction, protection of St Mary Abchurch, the layout of the ticket hall, emergency evacuation from the platforms and public realm improvements.
- 3.3.24 Five respondents made comments supportive of the scheme and four made comments urging the project to be completed as soon as possible. While one respondent felt the consultation material was confusing, three provided positive feedback about the consultation process.

Project's responses to the issues raised

- 3.3.25 The results of the consultation were incorporated into the project in the following ways:
- Option 2: the extended land acquisition option (the Whole Block Site), was adopted within the project design used within the ICE process;
 - the expressed preference for escalators was passed into the ICE process. The winning bidder, Dragados, incorporated a triple bank of escalators exiting onto Cannon Street into their design; and
 - opportunities to retain the façade of 20 Abchurch Lane were explored within the construction programme, as feedback identified strong opinion that this façade had the most historical value of all of the buildings on the Whole Block Site.
- 3.3.26 The second public consultation event attracted greater interest than the first which suggested increasing levels of interest from stakeholders. The project team therefore recognised the need to continue to consult and engage with the project's stakeholders on specific aspects of the BSCU as the plans continued to evolve.
- ## 3.4 Autumn 2013 public consultation
- ### **Objectives and approach**
- 3.4.2 The third phase of public consultation on the project took place in Autumn 2013 and ran from 4 October to 8 November 2013. The timing for this third phase was chosen to fall after the award of the construction contract and further development of the proposed scheme to take on board the contractor's input but before the deadline for changes to the design, so that comments could still be taken into account.
- 3.4.3 The consultation provided a general update on the BSCU. Its objectives were to:
- to give stakeholders and the public easily-understandable information about the proposals and provide opportunities for them to respond;
 - to understand the level of support or opposition for the proposal;
 - to understand any issues that might affect the proposal which the project team were not already aware of; and
 - to understand concerns and objections.
- 3.4.4 The consultation sought feedback from the wide range of stakeholders and members of the public potentially affected by the proposal.

Public consultation activities

Publicity campaign

3.4.5 A publicity campaign was implemented in the week prior to the consultation opening. Multiple methods were used to raise awareness of the proposal and consultation among those likely to be affected or interested in the proposal. The publicity campaign included:

- 1 October – press release issued through TfL press office;
- 1 - 3 October - 18,000 leaflets given out at Bank Monument Station Complex between 07:00 and 10:00;
- 2 October – leaflet drop to 3,500 local properties;
- 3 October – Metro advert publicising the scheme and consultation;
- 4 October – email to 118,500 Oyster card holders who use Bank Monument Station Complex;
- 4 October – posters displayed at relevant stations until 8 November;
- 4 October – letters/emails sent to property owners, occupiers and building managers in vicinity of the proposed works;
- 4 October – emails sent to key stakeholders such as politicians and relevant transport user groups and organisations or individuals the project team had previously met or had expressed an interest in being kept informed at previous consultations; and
- 4 October to 8 November – consultation promoted on the TfL website

3.4.6 A consultation website (www.tfl.gov.uk/bank) was developed which included details of the proposed scheme and consultation event. The website included an online feedback facility. The majority of responses were received via this method.

Public exhibition

3.4.7 A four-day public exhibition was held at St Mary Abchurch, Abchurch Yard from Tuesday 8 to Friday 11 October 2013. This venue is central to the area likely to be affected by the BSCU and is itself a Grade I listed building which sits directly above the proposed new running tunnel. Most of the properties likely to be affected by construction of the proposed scheme are within a very short walk of this venue.

3.4.8 In addition to the publicity campaign summarised above, flags were flown in the square to draw attention to the exhibition, and a marquee was positioned

outside the church door, to provide a 'welcome desk' and draw attention to the exhibition going on inside the church.

Figure 4.5: Abchurch Yard showing flags and reception desk for public exhibition



3.4.9 Over the four days of the exhibition, 430 visitors attended. These represented a cross-section of the consultation audience including:

- officers and elected representatives from the City of London Corporation;
- members of City Guilds;
- local property owners and occupiers;
- Friends of City Churches;
- users of the Bank Monument Station Complex;
- members of the public;
- bloggers; and
- Bank Monument Station Complex staff and other London Underground operational staff.

3.4.10 Discussions held with visitors to the exhibition resulted in a number of follow up meetings about issues brought to light. In one or two cases staff went directly

from the exhibition to look at and better understand issues related to properties in the immediate vicinity.

- 3.4.11 Attendees were given consultation leaflets and encouraged to tear off and return the reply-paid postage slips, or respond online. This contributed to the overall response rate.

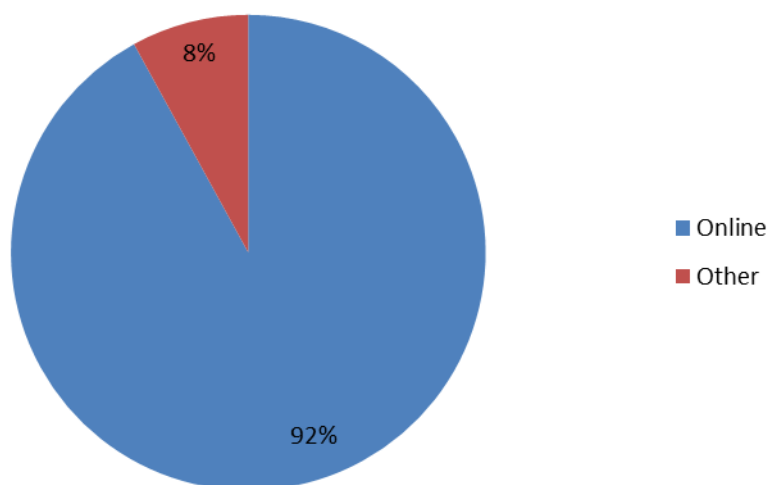
City of London Corporation Guildhall event – 17 October 2013

- 3.4.12 During the consultation period, the City of London Corporation invited guests to an evening panel discussion and reception at the Guildhall to mark the 150th anniversary of London Underground. The discussion focussed on the underground's importance to the City of London, the progress of the upgrade programme and proposals for the future of the network. It was chaired by the Lord Mayor of London, and presenters included the Managing Director of London Underground.
- 3.4.13 The discussion was followed by a reception at which the 3D model of the BSCU was displayed. This gave the opportunity for LUL staff to give consultation leaflets to, interact with, and seek the views from a further cross-section of stakeholders.

Feedback received

3.4.14 The Autumn 2013 consultation generated a total of 621 written responses. 92 per cent (574) of the responses were online, eight per cent (47) were received by post.

Figure 4.6: How responses were received



3.4.15 There were 459 supportive comments and 21 opposing the project. There were 141 comments which did not state support or opposition. These responses are broken down in further detail in the next section.

Table 4.1: Do you support the proposed scheme?

Do you support the proposed scheme?	Number
Support	459
Don't support	21
Other comment neither for nor against	141

Responses from local postcodes

3.4.16 Responses from the area in the vicinity of the proposed works were identified by post code.

Figure 4.7: Proportion of responses from the local area

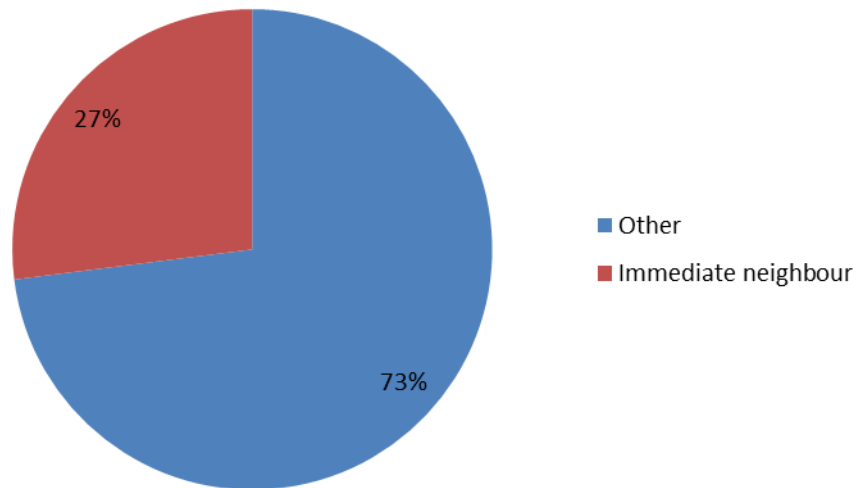
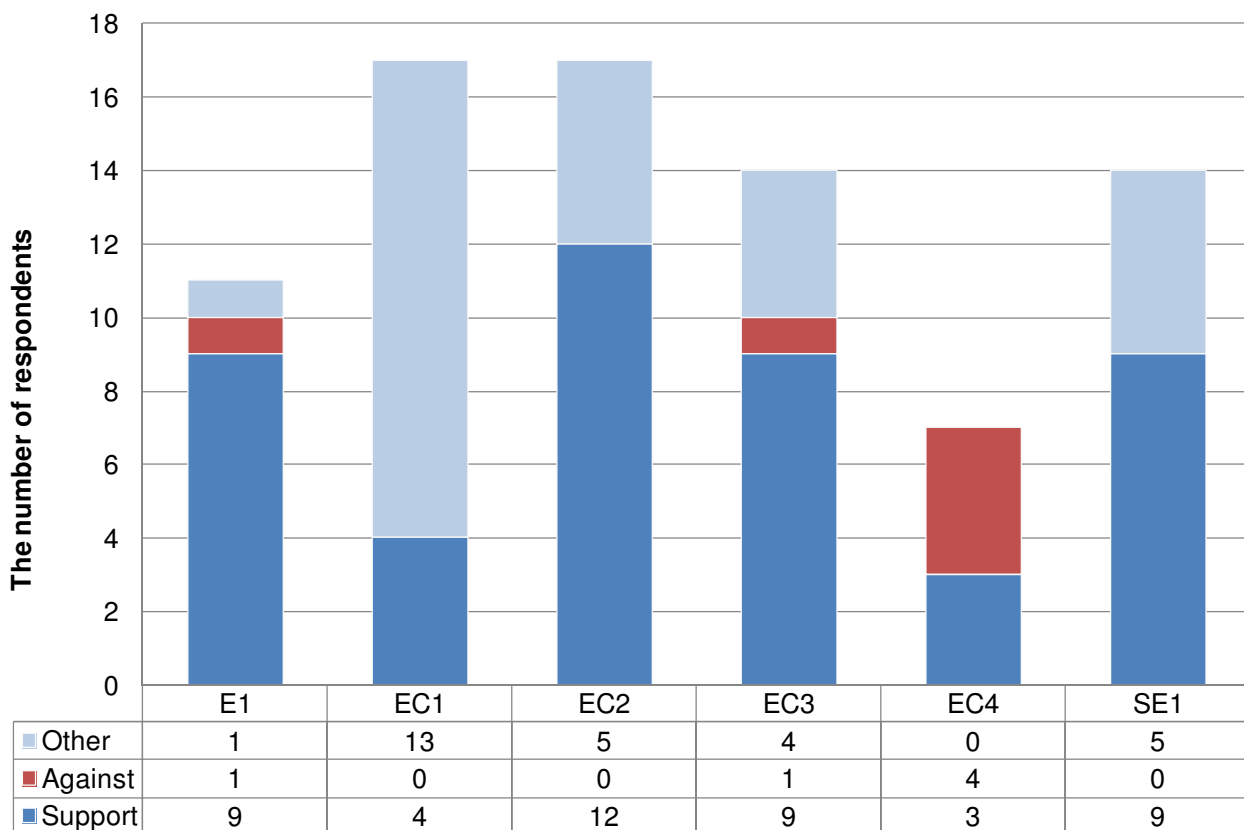


Figure 4.8: Responses from the local area illustrated by postcode



Analysis of open question: *Please let us have your views about our proposal to upgrade Bank Station*

- 3.4.17 Individual comments were coded to one or many categories as appropriate depending on the subject of the comment.
- 3.4.18 There were 964 comments about the scheme in total with many respondents commenting about more than one issue.
- 3.4.19 459 comments were received in favour of the project, welcomed the scheme, or agreed that it was needed.
- 3.4.20 63 of the comments received were about the timescale of the project, indicating a desire to see the proposal delivered as soon as possible, or more quickly than the current timetable.
- 3.4.21 45 comments were in favour of better access to and from the DLR platforms.
- 3.4.22 44 comments were in favour of improving links between DLR and other Underground lines. Many of these described how difficult it is to interchange between DLR and the rest of tube lines at the Bank Monument Station Complex.
- 3.4.23 Table 4.2 below shows the most common issues raised by respondents.

Table 4.2: Common themes arising from consultation

Theme/Issue	Number
Expressed support for the proposal	459
Timescale Desire for earlier completion of the work	63
Other Described in more detail in paragraph 3.4.24 below	54
Access to DLR Need for improved access to and from DLR platforms	45
DLR and London Underground connection Need for improved interchange between DLR and other lines	44
The work is much needed Comments about the upgrades being much needed	38
Air condition Reducing the temperature in the concourse, passages and platforms of Bank Monument Station Complex	32
Step free access Need for step free access throughout the station	32
Width of walkway Need for more circulation space in Bank Monument Station Complex	31
Northern Line and Central Line connection Need for improved links between Northern and Central Line platforms	27
Northern Line access Access to and from the Northern Line platforms	24
Northern Line closure Concerns about the temporary closure of the Northern Line	21
Against the proposal	21
Waterloo & City Line access Need for improved access to and from Waterloo & City Line, including access from street level.	20
Disruption during construction Concerns that the station will become unusable during construction	19
Signage Comments about providing clear signage	8
No comment The respondents did not make any comments	8
Interchange with other transport modes Need for better links with other transport modes such as with Barclays Cycle Hire docking stations	7
Arthur Street Concern about the temporary closure of Arthur Street	7
Improve Underground service Comments about improving the underground service rather than upgrading Bank Monument Station Complex	6

- 3.4.24 There were 54 comments in the responses which were coded as “other” because they were more general in nature. These comments covered issues such as improving the Underground service rather than the Bank Monument Station Complex; the need for the Bank Monument Station Complex to be bigger than proposed; misunderstanding that existing entrances would be closed permanently, the poor state of the current Bank Monument Station Complex and the need for a direct link to Cannon Street. There were nine comments not relevant to the consultation, which were coded as ‘General’

Objections to the proposal / specific concerns raised

Whole Block Site

- 3.4.25 The project proposes to acquire and demolish the buildings in the block bounded by King William Street, Nicholas Lane, Cannon Street and Abchurch Lane. This site will be used to construct the new Station Entrance, together with the new lifts and escalator access to the platforms. Once this work is finished, it is proposed that new retail units and commercial office buildings will be developed. This OSD is not part of the TWAO scheme and an application for this development was approved in June 2013 by City of London Corporation under the Town and Country Planning Act.
- 3.4.26 An existing retailer from this site objected to the proposal on the grounds of displacement of activities and unnecessary acquisition of additional buildings, as they wished to remain trading. They questioned whether the acquisition of property for a station entrance was in the public interest.

Arthur Street Work Site

- 3.4.27 The proposal includes a construction site occupying the full width of the carriageway in Arthur Street for the duration of the works. This will be used to create an access shaft for tunnelling works, removal of excavated materials, equipment storage and regulating area. Arthur Street would be closed to vehicles from 2016 to 2021, but remain open for pedestrians and service delivery purposes.
- 3.4.28 Objections were received from occupants of Arthur Street on the following grounds:
- impacts on business from road closure and construction work;
 - environmental impacts, including noise, dust and disturbance;
 - effect of possible ground movement caused by tunnelling;
 - possibility of disruption to statutory services (such as electricity and water);
 - blight affecting property value;

- impact on ability to let space in buildings;
- costs incurred by occupants as a result of the works; and
- interference with proposed construction works.

Concerns raised relevant to the whole scheme at surface level

3.4.29 Concerns were expressed by building owners, occupiers and managers in connection with premises directly above or adjacent to the proposed tunnelling works. These included:

- necessary protection for foundations, and measures to make sure that the buildings are not damaged by the construction works, particularly the tunnelling;
- assurance that proposed works do not affect the day-to-day operation of buildings;
- the need for formal dialogue to reassure owners and occupiers that they are not going to be significantly affected; and
- the need to maintain access to the vicinity of worksites so that day-to-day business of offices, retail outlets, pubs, restaurants and clubs are not affected.

Project's responses to issues raised

3.4.30 Although the majority of responses to the third public consultation were generally positive a number of issues were raised. The following section sets out the project's response to the main issues raised.

Timescale

3.4.31 A number of comments were made about the timescale for the works to construct the BSCU. Respondents expressed the view that they would like the work to be delivered as soon as possible, and commented that the timescale for delivery in 2021 is too slow.

3.4.32 The work is highly complex, and will take place within and underneath one of the most complicated and compact areas of urban infrastructure in the world. In a number of cases the buildings above the works are also of very high heritage value. Additionally there is a need to minimise disruption to the station and keep the existing lines running as much as possible during the construction phase. Therefore there is a great deal of preparatory work required to properly understand the ground conditions and building foundations and, where necessary, to adjust some of these existing foundations. There is also a need

to re-locate or strengthen other sub-surface infrastructure, such as water supply and sewers, gas and electricity networks.

- 3.4.33 The design proposal significantly reduces the construction period, by allowing tunnelling to start from the Arthur Street Work Site while the demolition of buildings is still occurring at the Whole Block Site.
- 3.4.34 Ultimately however, a complex project in a highly developed area must proceed at an appropriate speed: advanced project management techniques and experience from many other projects were used to compress the construction timescale as much as possible.

Station entrances

- 3.4.35 The consultation material described the new Station Entrance to the Bank Monument Station Complex in Cannon Street. Some respondents asked whether this meant that other entrances may close. No existing infrastructure will be removed as part of this proposal – all entrances will remain in use. The existing southbound Northern Line platform and the track next to it will be converted to a passenger concourse and replaced with a new larger southbound tunnel and platform.

Improving interchange between lines / accessibility

- 3.4.36 One of the key objectives of the scheme is to improve interchange at the Bank Monument Station Complex. This is measured in terms of:
- space available per passenger;
 - interchange time between lines;
 - time between platforms and street; and
 - accessibility.
- 3.4.37 The BSCU includes 12 new escalators: two banks of three from the new Station Entrance Hall on Cannon Street to the Northern Line level, a further three from there to DLR level, and three from Northern Line level to Central Line level. There will also be two new lifts from the new Station Entrance Hall on Cannon Street, one serving the Northern Line, and one serving the Northern Line and DLR. This will supplement the existing step-free access from street level to DLR.
- 3.4.38 There will also be a 95m moving walkway which will provide more space and reduce the time taken for passengers moving between the Bullring entrances or Central Line platforms and the Northern Line / DLR / District and Circle Lines.
- 3.4.39 In a separate scheme which is already under construction, a new entrance to the Waterloo & City Line is being created on the corner of Walbrook and

Bucklersbury. This will provide new escalators and step-free access from street level to the Waterloo & City Line platforms, and is due to open in 2017.

- 3.4.40 The BSCU does not include step free access to or from the Central Line or District and Circle Lines. LUL's current strategy for step-free access across the London Underground Network is to maximise benefits from the limited available funds, and to seek to implement innovative cheaper solutions where feasible such as the funicular lift at Greenford, the first of its kind on the network. Additionally, LUL continues to look for funding opportunities for further accessibility enhancements, by working with local authorities and developers.

Temperature

- 3.4.41 A number of respondents commented on the high temperatures in many parts of the Bank Monument Station Complex.
- 3.4.42 Since the consultation, work has already taken place to reduce the temperature in the Bullring ticket hall. The system which cools the ticket office and other adjacent areas previously ejected excess heat into the ticket hall. This excess heat is now ejected direct to the outside, and has resulted in cooler temperatures in the ticket hall.
- 3.4.43 The completed upgrade to the station will provide more circulation for hot air to rise to the surface and escape from the system through the escalator shafts in the new station design. The new concourse areas and interchange access routes will also provide considerably more volume per passenger, and this will reduce the effect of 'casual gain', which is the incidental rise in temperature from sources such as body heat, equipment and lighting.
- 3.4.44 Across the London Underground Network as a whole, there are a number of initiatives being developed to cool the network. These include new trains with regenerative braking, which return energy to the rails instead of dissipating it as waste heat, new platform cooling techniques which use groundwater extracted via boreholes from the aquifer, and high speed ceiling mounted impulse fans. LUL will continue to pursue these initiatives.

Disruption to the station during construction

- 3.4.45 Concerns were expressed about disruption to the Bank Monument Station Complex during construction. Much of the proposed construction work will be undertaken alongside the existing infrastructure, and can therefore be undertaken out of sight, and with minimal disruption to the existing station.
- 3.4.46 However in 2020, towards the end of the construction phase, it will be necessary to have a temporary closure of the City branch of the Northern Line between Kennington and Camden Town while the new southbound tunnel at Bank Monument Station Complex is connected. This closure will last for

around six weeks in both directions. There will also be a partial closure for a further 11 weeks with northbound trains non-stopping at Bank Monument Station Complex and southbound Line closure between Kennington and Moorgate Stations. At this time the new southbound Northern Line running tunnel will be connected to the former tunnel, and new areas of the station will be connected to existing.

3.4.47 During this closure, TfL will employ 'Travel Demand Management' as used successfully during the Olympics. This will aim to make users aware of alternative routes, for example National Rail to Cannon Street instead of National Rail to London Bridge and then Northern Line. LUL will investigate adjustments to the normal fares regime so that passengers are not penalised for using alternative routes.

3.4.48 Additionally Crossrail is expected to be open by 2018 providing alternative routes for some passengers such as the City of London to Canary Wharf.

Noise, vibration and disruption at surface level during construction

3.4.49 Respondents from buildings close to the proposed works expressed concerns about how construction activities will affect them.

3.4.50 A CoCP has been developed, drawing upon the City of London Corporation's Code of Practice for Deconstruction and Construction. The CoCP sets out how construction will be managed on site throughout the duration of the construction works to reduce the impacts as much as reasonably practicable.

3.4.51 Where possible, measures to minimise noise and vibration levels include:

- careful selection of plant employing only modern, quiet and well-maintained equipment and low impact techniques;
- considered sequencing of work to minimise potential noise impact to neighbours;
- fixed items of construction plant to be electrically powered from the mains supply instead of using generators;
- effective site management to include avoidance of unnecessary noise. This includes engines idling between operations, shouting, loud radios and excessive revving of engines;
- vehicles and mechanical plant fitted with effective exhaust silencers, maintained in good working order and operated such that noise emissions are controlled as far as practicable;
- control of noise from reversing/warning alarms;

- where control at source is not practicable or adequate, the distance between noise/vibration sources and sensitive neighbours will be maximised and the transmission path interrupted as practicable; and
- site perimeter hoarding will be erected around both construction sites offering protection to surrounding receptors. This hoarding will be provided for the full duration of demolition and construction activities.

Arthur Street Work Site

- 3.4.52 The project team offered to meet with the owners and occupiers of directly affected properties on Arthur Street to discuss concerns raised during the consultation. A number of meetings took place and efforts to maintain effective dialogue have continued. Liaison has also been undertaken both within TfL and with outside agencies to plan for the displacement of traffic from Arthur Street.

Servicing of Arthur Street

- 3.4.53 A methodology for accurately assessing the access to Arthur Street was developed by TfL and questionnaires have been used to better understand the requirements of properties with access off Arthur Street. TfL also commissioned a third party audit of freight access to provide further independent evidence. This work helped determine the mitigation measures required to minimise the effect of the proposed works on access requirements from Arthur Street as far as reasonably practicable.

Emergency Services

- 3.4.54 The Emergency Services use Arthur Street as an access route to the City of London from their station in Upper Thames Street. London Fire Brigade, City Police and Corporation of London have agreed in principle to open the south end of Suffolk Lane at its junction with Upper Thames Street for emergency service use only. This will allow access Cannon Street and the City of London via Suffolk Lane and Bush Lane. This requires relocation of below ground services and utilities. To maintain traffic enforcement allowing only emergency service vehicles, cameras will be required at the south end of Suffolk Lane.

London Buses – route 344

- 3.4.55 Discussions have taken place with relevant departments within TfL about the impact of the temporary closure of Arthur Street on bus route 344 (Clapham Junction to Liverpool Street) which uses Arthur Street in one direction (towards Liverpool Street).
- 3.4.56 An alternative route has been proposed which would involve buses on route 344 using London Bridge instead of Southwark Street. From Southwark Bridge Road buses would be diverted right into Southwark Street, then Borough High

Street and London Bridge to King William Street, resuming normal route towards Liverpool Street. This would result in three bus stops not being served on route 344: one each on the south and north sides of Southwark Bridge and one in Arthur Street. These stops are not served by alternative routes.

- 3.4.57 The stop on the south side of Southwark Bridge is about 300m north of the previous 344 bus stop, which would still be served. The stop in Arthur Street has a near alternative in King William Street. For the stop on the north side of Southwark Bridge, there would be some journeys which would no longer be possible by a single bus trip. Those who normally board to travel towards Liverpool Street may be able to use alternative services from Queen Victoria Street. Those who normally alight, who would have travelled from the Clapham Junction / Elephant & Castle direction would have no straightforward alternative.

London Buses - Monument "curtailment point" for routes from the north

- 3.4.58 Some bus services approaching London Bridge from the north use Arthur Street as a 'curtailment point' to regulate the service at times of disruption. This may include buses on routes 17, 21, 40, 43, 47, 48, 141 and 149. A late running bus heading south towards London Bridge may recover from a delay by turning back at Monument. The curtailment route is via Monument Street, Fish Street Hill, Lower Thames Street, Upper Thames Street and Arthur Street. This facility is used at times of disruption or major events. This facility would be lost by the closure of Arthur Street, and there is no equivalent alternative.

TfL Traffic Management: Right turn from Upper Thames Street into Arthur Street and loss of traffic route from London Bridge via Arthur St to Upper Thames Street

- 3.4.59 This right turn is currently banned except for local buses. This movement would be required for trucks entering the Arthur Street Work Site. The proposed solution is for conversion of the right turn signal at this junction to manual on-demand operation by a banksman. The overall traffic throughput of Upper Thames Street would increase, as the signals will no longer have a regular phase to allow traffic out of Arthur Street.

Taxis - Public Carriage Office

- 3.4.60 Discussions have taken place with the Public Carriage Office about the proposed closure of Arthur Street and how potential impacts on taxi services could be mitigated.

Consultation on the proposed Over Site Development

- 3.4.61 In addition to the Autumn 2013 consultation on the BSCU, in December 2013 a separate consultation was undertaken on LUL's proposal for an OSD located

over and around the proposed new station infrastructure on the Whole Block Site. Details of the BSCU were also available at this consultation.

3.5 Summer 2014 public consultation

Objectives and approach

3.5.2 The fourth phase of public consultation on the project took place from 2 June to 6 July 2014. The timing for this fourth phase was chosen to fall prior to the finalisation of the proposed scheme for the TWAO application.

3.5.3 The consultation provided information on:

- the purpose of the project and design solution; and
- the location of the work sites which will be used to construct the project, the activities which will take place on these sites and how the project will manage these activities.

3.5.4 Feedback was specifically sought on:

- how LUL propose to build the scheme, including construction logistics;
- potential construction effects, including management of noise, vibration and ground settlement; and
- impacts of a 17 week closure of part of the Northern Line City branch in Spring 2020 as new infrastructure is connected to existing.

3.5.5 The consultation was again designed to seek feedback from the wide range of stakeholders and members of the public who might be affected by the proposal.

Public consultation activities

Publicity campaign

3.5.6 A publicity campaign was undertaken during the week before the start of the consultation to encourage participation. A variety of communications methods were used to raise awareness of the BSCU and forthcoming consultation. These included:

- 27 May – press release issued through TfL press office;
- 29 May – Metro advert;
- 30 May – posters in relevant stations;
- 30 May – emails to local property owners, occupiers and building managers;
- 30 May – emails to other stakeholders including government and statutory bodies, elected members, interest groups and local businesses and and

organisations or individuals the project team had previously met or had expressed an interest in being kept informed at previous consultations;

- 2 June – email to over one million Oyster card users, of which over 370,000 (37 per cent) were opened;
- 2 June – leaflet drop to 3,500 local properties;
- 4 and 5 June – 18,000 leaflets given out at Bank Monument Station Complex between 07:00 and 10:00; and
- 2 June to 6 July – consultation promoted on the TfL website, including a banner on the homepage with a link to the consultation website.

3.5.7 A consultation website (www.tfl.gov.uk/bank-consultation) included comprehensive details of the proposed scheme and consultation event and included a feedback facility via which the majority of responses were received. The information available on the consultation website was presented at the public exhibition as a series of display boards and fact sheets.

Public exhibition

3.5.8 A public exhibition was again held at St Mary Abchurch, Abchurch Yard on Thursday 12 and Friday 13 June 2014. On both days the exhibition was open from 11:00 to 18:00.

3.5.9 A series of themed displays was used to provide details of the proposal, these highlighted:

- details of the improvements which are proposed to improve capacity at the Bank Monument Station Complex;
- the proposed worksites to be used to construct the scheme, including details of the proposed closure of Arthur Street;
- the proposed approach to mitigating potential environmental effects of the construction and operation of the scheme;
- details of the proposed temporary closure of the Northern Line and mitigation; and
- timeline for the proposed development, including the application process.

3.5.10 A series of fact sheets was produced to support the themed displays with the following titles:

- project overview;
- Whole Block Site;
- Arthur Street Work Site;

-
- management of construction traffic;
 - consultation and stakeholder engagement;
 - Code of Construction Practice (CoCP);
 - noise and vibration (construction);
 - noise and vibration (operation);
 - tunnelling and ground movement;
 - listed buildings and heritage;
 - temporary closure of the Northern Line City branch;
 - timescale;
 - Transport and Works Act Order process;
 - funding and finance;
 - public safety, security and crime prevention;
 - management of excavated materials and waste; and
 - responsible procurement.
- 3.5.11 The exhibition included a model of the BSCU, an animated on-screen fly-through of the proposed new Station Entrance Hall and copies of the draft Book of Reference and draft Book of Plans.
- 3.5.12 Flags were again flown in the public square outside the church to draw attention to the exhibition, and a marquee was positioned outside the church door, to provide a 'welcome desk' and to draw attention to the exhibition going on inside the church.
- 3.5.13 Over the two days of the exhibition, 261 visitors attended. These represented a cross-section of the consultation audience including:
- elected representatives from the City of London Corporation;
 - local property owners, occupiers and building managers;
 - professional advisors/consultants for a number of the directly affected properties; and
 - users of the Bank Monument Station Complex.
- 3.5.14 Attendees were encouraged to provide feedback either via the consultation website or a hard copy feedback form available at the event.

Feedback received

- 3.5.15 The Summer 2014 consultation generated a total of 708 written responses, 97 per cent of which were received via the consultation website with the remaining 3 per cent received via email or post.
- 3.5.16 The feedback form on the consultation website and made available at the public exhibition consisted of eight questions. Every response was reviewed and the individual comments coded to one or more themes as appropriate. Most responses included comments on multiple themes, so in the analysis below the total number of themed comments identified is greater than the total number of responses.
- 3.5.17 In addition to specific questions about the proposed works, respondents were asked to identify themselves (see Table 4.3 below), using a check box where they could make more than one selection.

Table 4.3: Type of respondent

Type of respondent	Number of respondents	%
I use Bank Station regularly	443	47%
I work near Bank	305	32%
Other	122	13%
I live near Bank	41	4%
Not answered	25	3%
I represent an organisation	12	1%
I am a political representative	3	Less than 1%

Analysis of responses to question one: *Do you have any comments on our proposals to manage the construction of the BSCU?*

3.5.18 There were 332 responses to this question. Table 4.4 below indicates the top five themes identified in responses to question one.

Table 4.4: Five most common themes identified in responses to question one

Top five themes	Number of comments
Support	297
Concerns about the impact	39
Interchange	31
Proposed station design	20
Timescale	20

3.5.19 Of the 39 comments received in response to question one which expressed concern about the potential impact of the works, the most commonly expressed concerns are listed in Table 4.5 below.

Table 4.5: Three most commonly expressed concerns related to potential impacts

Concerns about the potential impact	Number of comments
General concerns about the impact	17
Impact on traffic	4
Impact on pedestrians	4
Minimise disruption	4

3.5.20 Of the 31 comments received in response to question one about the interchange at the Bank Monument Station Complex, 13 commented specifically on the interchange between the DLR and the Northern Line suggesting that this needed to be improved.

3.5.21 The 20 comments received on the proposed station design included nine which were in favour of the new Station Entrance Hall having more direct and simple exit and entrance and five comments in favour of wider platforms. There were also four comments which suggested there is a need to preserve historic sites and buildings near the station.

Analysis of responses to question two: *Do you have any comments on our proposals to manage the temporary closure of the Northern Line City branch in 2020 as we connect new to existing infrastructure?*

- 3.5.22 There were a total of 347 responses to this question. The most common themes raised in the responses to this question are identified in Table 4.6 and discussed in more detail below.

Table 4.6: Five most common themes identified in responses to question two

Top five themes	Number of comments
Support	186
Provide more alternatives	84
Concerns about the impact	81
Timescale	27
More information and updates needed	22

- 3.5.23 Of the 186 comments which indicated support for the proposed temporary closure of the Northern Line City branch, many specifically indicated that they thought the upgrading work was necessary.
- 3.5.24 The 84 comments which suggested more alternative transport should be provided during the temporary closure included 38 comments specifically related to the provision of additional buses and nine comments on the use of other tube lines.
- 3.5.25 The majority of the 81 comments received which expressed concern about the impact of the temporary closure were general in nature, however specific concerns were raised about the impact on other Underground lines and buses.
- 3.5.26 The comments on timescale mostly expressed a view that the 17-week closure was too long.

Analysis of responses to question three: *Do you have any other comments about our proposals for the Bank station capacity upgrade?*

3.5.27 There were 205 responses to this question. Table 4.7 identifies the five most common themes identified in the responses to this question.

Table 4.7: Five most common themes identified in responses to question three

Top five themes	Number of comments
Support	187
Interchange	41
Consultation material	24
Concerns about the impact	24
Proposed station design	22

3.5.28 The majority of comments received in response to question three were supportive, with respondents indicated that they believe the upgrade is necessary.

3.5.29 The 41 comments related to interchange at the Bank Monument Station Complex supported the need for improved interchange to and from: the DLR (19 comments), Central Line (12) and Waterloo and City Line (3).

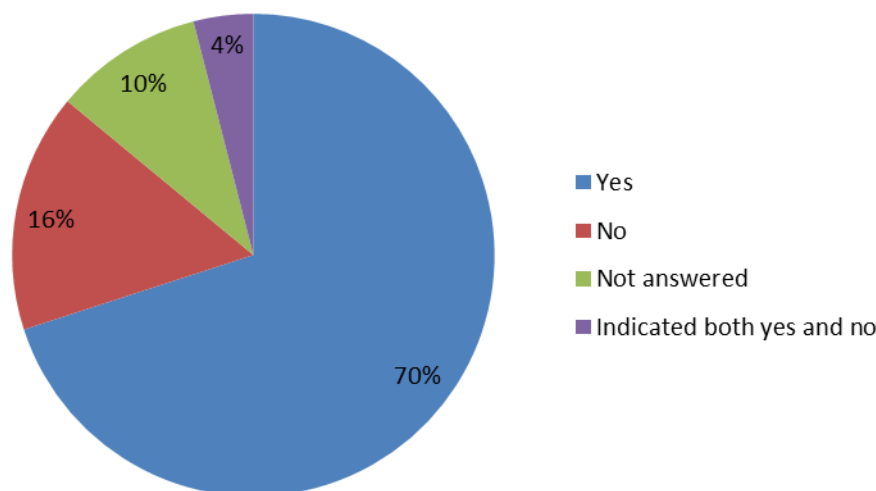
3.5.30 Of the 24 comments received about the consultation material, the majority related to question five (*Has this consultation been helpful?*) as there was an error in the check box on the consultation website.

3.5.31 The 24 comments which expressed concern about the impact of the BSCU related to the general impact of the closure of the Northern Line and the impact on the DLR or Waterloo and City Line.

3.5.32 The 22 comments on the proposed station design which were received in response to this question all highlighted the importance of improving the interchange facilities at Bank Monument Station Complex.

Analysis of responses to question five: *Has this consultation been helpful? Would you have liked further information?*

3.5.33 Figure 4.9 below provides a summary of the responses to this question.

Figure 4.9: Responses to question: *Has this consultation been helpful?*

- 3.5.34 70 per cent of the respondents indicated they felt the consultation was helpful; 16 per cent suggested they did not find it helpful; 10 per cent did not answer to the question and 4 per cent indicated both “yes” and “no”.

Objections to the proposal / specific concerns raised

Whole Block construction site

- 3.5.35 An existing retailer from this site carried over their objection from the Autumn 2013 consultation, on the grounds of displacement of activities and unnecessary acquisition of additional buildings, as they wished to remain trading. They questioned whether the acquisition of property for a station entrance was in the public interest.
- 3.5.36 An existing leaseholder from the site objected, due to adverse effects on their property investment caused by the proposal.

Arthur Street construction site

- 3.5.37 As during the Autumn 2013 consultation, owners and occupants of properties on Arthur Street raised a number of concerns including:
- impacts on business from road closure and construction work;
 - environmental impacts, including noise, dust and disturbance;
 - the need for additional maintenance and cleaning;
 - effect of possible ground movement caused by tunnelling;
 - possibility of disruption to statutory services (such as electricity and water);

- blight affecting property value;
- impact on ability to trade from or let space in buildings;
- costs incurred by occupants as a result of the works;
- interference with their own proposed construction works; and
- need for information about complaint handling procedure.

Concerns raised relevant to the whole scheme at surface level

3.5.38 Concerns were also again expressed by building owners, tenants and managers in connection with premises above the proposed works, or adjacent to the proposed sites. These included:

- necessary protection for foundations, and measures to make sure that buildings are not damaged by the construction works, particularly the tunnelling;
- assurance that proposed works do not affect the day to day operation of buildings;
- continuity of business operations;
- the need for further formal dialogue to ensure that landowners and occupiers are not affected; and
- the need to maintain access in the vicinity of work sites so that day to day business of offices, retail outlets, pubs restaurants and clubs is not affected.

Project's responses to issues raised

3.5.39 Although the vast majority of responses to the fourth public consultation were supportive of the BCSU, a number of issues were raised. The following section sets out the project's response to the main issues raised in the feedback received.

Temporary closure of part of Northern Line City branch in 2020

3.5.40 Concern was expressed about the need for a temporary closure of part of the Northern Line City branch in 2020 while new infrastructure is connected to existing.

3.5.41 LUL has modelled the forecast demand on the public transport network as it is expected to be at that time, including a fully operational Crossrail, and a much enhanced Thameslink service. The project is confident that there will be sufficient capacity during the temporary closure.

3.5.42 The transport modelling will be repeated closer to the time when the element of forecasting will be reduced, and LUL will run an Olympics-style awareness

campaign to draw attention to the closure and make sure that passengers are aware of alternative routes.

- 3.5.43 Crossrail will increase rail-based transport in London by 10 per cent. It will be fully integrated with the TfL network providing a fast, frequent service linking the east and west. It will provide a faster alternative to the DLR between Canary Wharf and the City of London, bringing passengers to Liverpool Street or Barbican instead of the Bank Monument Station Complex. Passengers using Crossrail will see reduced journey times and the new stations will be integrated with existing London Underground, DLR, London Overground and National Rail stations making it easy for passengers to change between services. It will relieve congestion on some of the busiest Underground lines including the Central Line.
- 3.5.44 By 2020 the Thameslink upgrade is expected to also be complete, providing up to 24 trains per hour between Elephant & Castle, London Bridge, Blackfriars, City Thameslink and Kings Cross. The upgraded infrastructure will allow trains of up to 12 coaches on this service.

Accessibility to Central, Circle, District and Waterloo & City Lines

- 3.5.45 Some consultees requested step free access throughout the Bank Monument Station Complex. The current proposal provides step free access between Northern Line trains, DLR trains and the street.
- 3.5.46 Step free access between the street and Waterloo & City Line trains will be provided by a separate project to be completed before the BSCU. See paragraphs 3.4.39 and 3.4.40 for a more detailed response to this issue which was also raised during the Autumn 2013 consultation

Access to Arthur Street during closure to vehicles

- 3.5.47 As during the Autumn 2013 consultation, building owners and occupiers, and other users of Arthur Street expressed concern about access during the period when it will be closed to vehicles. See paragraphs 3.4.53 to 3.4.60 for a more detailed response to this issue.
- 3.5.48 The project will continue to liaise closely with owners, occupants and managers of the buildings affected, and has already asked for their own assessment of their regular delivery, servicing and other access needs.

Impact of construction activities

- 3.5.49 As reported in response to concerns raised during the Autumn 2013 public consultation, CoCP has been developed, drawing upon the City of London Corporation's Code of Practice for Deconstruction and Construction. Further

details are presented in paragraphs 3.4.50 and 3.4.51. The project will manage construction activities to keep within the controls outlined in this document.

- 3.5.50 In order to maintain effective engagement with the owners and occupiers of the buildings which are potentially affected, and to implement and communicate the mitigation measures described in the consultation, 'relationship managers' were assigned for each building. They provided a single point of contact with the project team to enable discussions about appropriate mitigation measures to be addressed efficiently.

4 Industry engagement

4.1 Innovative contractor engagement

- 4.1.1 During 2012 LUL undertook a process known as 'innovative contractor engagement' (ICE). This involved engaging the best of the international engineering community to see whether they could improve on the initial scheme design.
- 4.1.2 ICE is a procurement approach that seeks to maximise value through early innovation in the supply chain. The process helped increase the social value of the scheme that LUL has bought from the market through competitive tendering for the construction contract.
- 4.1.3 The ICE process allowed the bidders to bring their expertise, knowledge and innovation to reduce project cost and risk and increase benefits. It created innovative solutions by allowing pre-tender collaboration between client, contractors, designers and suppliers.
- 4.1.4 In place of the normal focus on submitting a tender to build a scheme at the lowest possible cost, bidders were incentivised to increase the value of the scheme, measured against established LUL cost/benefit analysis.
- 4.1.5 The winning bidder Dragados SA (UK) focused on LUL's core concerns and designed a scheme that will provide a 45 per cent improvement on the benefits on the Base Case LUL design. Developed extensively with the use of 3D digital modelling and validated with computerised passenger flow models, the Dragados design more effectively addresses the overcrowding issues at the Bank Monument Station Complex and can be delivered more efficiently. The result is a faster and better value for money delivery when compared with the Base Case design.
- 4.1.6 Key features which resulted from this industry consultation are a revised new station entrance on Cannon Street, triple banks of escalators ensuring operational resilience and a moving walkway for reduced passenger journey times. The overall result of the revised design is a proposal which will deliver faster journeys with less disruption to passengers during construction from a much improved scheme that also provides significant savings to public funds.

5 Continuous stakeholder engagement

5.1 Introduction

- 5.1.1 Throughout the development of the proposal for the BSCU, the project has engaged with a range of stakeholders.
- 5.1.2 LUL consultations aim to engage with the travelling public who use the facilities in question, and will attract responses from elected representatives, user groups and local interest groups.
- 5.1.3 With the small number of local residents living in the vicinity of the BSCU, and the general support of the travelling public, the following were also identified as key stakeholders: local property owners and occupiers, including some global companies; City Guilds; the City of London Corporation including both officers and councillors; the Church of England; statutory technical consultees such as English Heritage, utility companies, emergency services and London TravelWatch and interest groups including those with a specific interest in public transport, buildings and accessibility issues. It is these groups that the project team has specifically sought to engage in ongoing discussions.
- 5.1.4 In addition the project has worked to communicate details of the proposal via TfL's existing on-going engagement process with MPs; GLA Members; London local authorities; businesses, transport, environment and equality groups.
- 5.1.5 Further details of the on-going engagement which has taken place with the project's stakeholders is presented below and summarised in Appendix 10A. The stakeholders have been grouped into a series of categories to help summarise activities.

5.2 Building owners, occupiers and their representatives

- 5.2.1 The BSCU requires six buildings to be acquired and demolished in a block bounded by King William Street, Nicholas Lane, Cannon Street and Abchurch Lane. Direct negotiation with the property owners has been led by TfL's Group Property and Legal Teams. These negotiations began in late 2011 and have involved a series of face-to-face meetings and briefings.
- 5.2.2 In parallel with this, efforts have also been made to explain the scope and benefits of the project to tenants, and to provide a readily available and knowledgeable contact to provide information and respond to specific questions.
- 5.2.3 The BSCU may also have an effect on buildings in the vicinity, in terms of ground settlement, noise and vibration due to the proximity to tunnelling activities or construction work sites and access issues predominantly related to the temporary closure of Arthur Street to vehicles.

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- 5.2.4 The project identified 25 buildings as potentially directly affected and worked to establish and maintain clear channels of communication with the owners, occupiers, managers and representatives of these properties.
- 5.2.5 The 25 potentially directly affected buildings were identified via ongoing development of the engineering design work, environmental assessment and the provision of detailed structural information by the owners of buildings along the route of the proposed new southbound tunnel for the Northern Line and associated new infrastructure.
- 5.2.6 A 'relationship manager' was identified for each building to provide a consistent and direct point of contact to the project team and enable questions and concerns to be promptly considered and addressed during the design development process. Further details are provided below on the engagement which has taken place with these potentially directly affected parties

Properties potentially directly affected by tunnelling and construction works

- 5.2.7 A total of four buildings were identified as likely to be directly affected by tunnelling activities as the proposed new infrastructure is likely to require interception of foundation piles. A further six buildings were identified as potentially requiring pile interception. LUL made it a priority to proactively engage the owners and occupiers of these buildings with the aim of working towards securing protective provision agreements with relevant building owners.
- 5.2.8 Discussions were informed by engineering expertise and the evolving Environmental Impact Assessment which identified issues which could potentially lead to direct impacts on property and proposed appropriate mitigation. A summary of the engagement undertaken with the owners and occupiers of properties potentially affected by tunnelling and construction works can be found in Appendix 10A.
- 5.2.9 Experience with tunnelling in recent years for the Jubilee Line and Crossrail has provided substantial experience with mitigation techniques to address groundborne vibration and manage ground movement. The project has undertaken exploratory works: for example to investigate the structure and foundations of St Mary Abchurch, so it can fully understand the potential implications of settlement and plan accordingly.
- 5.2.10 A series of meetings took place in 2013 with the Church of England and other parties with an interest in St Mary Abchurch and a Memorandum of Understanding was signed in November 2013.

Properties potentially affected by temporary closure of Arthur Street

- 5.2.11 The proposed temporary closure of Arthur Street to vehicles for use as a work site from which to undertaken the majority of the tunnelling works is likely to impact the properties in the vicinity. In particular the project identified those that use Arthur Street to access their property as key stakeholders who should be proactively engaged.
- 5.2.12 Meetings were undertaken with the owners and occupiers of properties on Arthur Street to discuss the implications of the BSCU and the plans to mitigate the effects of the temporary road closure and construction activities.
- 5.2.13 A summary of the engagement activities which took place with the building owners, occupiers, managers and representatives identified as potentially affected by the proposal can be found in Appendix 10A.

Outcomes of the continuous engagement with owners and occupiers

- 5.2.14 A measure of the quality of the working relationship established between the project and local building owners and occupiers has been the degree of access which the project has been granted to buildings for monitoring and survey purposes. In advance of the TWAO application this has been achieved purely through good will and co-operation, rather than through the rights that may be conferred later.
- 5.2.15 In many cases this has involved access to high security commercially confidential environments, such as the offices of city financial institutions, and also other secure environments. Such access would not have been voluntarily agreed without the degree of mutual trust which has been developed between the project and its neighbours.
- 5.2.16 During 2013 and 2014, a total of 104 surveys were carried out as a result of such access agreements, including noise, vibration and heritage surveys, and surveys of existing utilities such as power networks. Each one of these in itself gave the opportunity for some engagement about the project, and staff used the opportunities to leave explanatory leaflets about the BSCU or answer any questions from building owners and managers.
- 5.2.17 Following these surveys, the BSCU project team also invited over 20 occupants to participate in self-completion surveys of their access needs. This was to help the project plan alternative access arrangements for periods when local roads may be closed. This provided a further opportunity to interact about the project.
- 5.2.18 At the same time the project has been negotiating the purchase of thirteen buildings within the Whole Block Site, and this has also added to the opportunities for interaction.

- 5.2.19 Overall the engagement through these interactions has had the result of keeping channels of communication open. This has helped to avoid rumour and mis-information. It has also allowed many of the stakeholders involved to be able to confirm their need for regular re-assurance and updates about the status of the project.

Properties identified in the Book of Reference

- 5.2.20 A total of 563 properties initially identified in the draft Book of Reference were also written to in June 2014 to provide details of the BSCU and information on the Summer 2014 public consultation. All of these properties will be written to again when notices are served.

5.3 Local residents

- 5.3.1 The number of local residents potentially affected by the BSCU is low, as most of the property in the area potentially affected is either of commercial, historic or religious interest. However, efforts were made to consult and engage with the small number of local residents present.

- 5.3.2 All properties were leafleted on four separate occasions in advance of each of the public consultation events to provide information on the proposals and publicise the public exhibitions.

- 5.3.3 In addition, between October 2013 and March 2014 all of the residential properties in the vicinity of the BSCU were re-contacted by individual letter to provide an update on the proposals. In some cases, letters were also sent to provide advance information on environmental survey works such as trial boreholes, heritage or vibration surveys due to take place close to their properties as part of the Environmental Impact Assessment. Engagement also included face-to-face meetings.

- 5.3.4 A resident of one development of flats near Arthur Street arranged to meet with the project on behalf of all residents in that block. The opportunity was taken to review the three dimensional model of the proposal and to discuss expected timescales. The outcome of the meeting was a request for the project to provide more information about mitigation measures as this became available, and the desire to be able to discuss and influence these. This communication channel is being kept open.

5.4 City of London Corporation

- 5.4.1 The BSCU falls entirely within the boundary of the City of London. During the development of the proposal, officers from the City of London Corporation and Councillors from the three potentially affected Wards – Candlewick, Bridge and Dowgate were engaged through meetings, briefings and information emails. Members of the project team were available to meet with councillors as

required, and for example conducted a site visit in Arthur Street for the local ward councillor to explain the purpose and context of the work to locate below ground services in May 2014.

- 5.4.2 Following discussions, a Memorandum of Understanding was signed with the City of London Corporation in September 2011. The City of London Corporation was also formally consulted on the Scoping Report in October 2013 and discussions held with Environmental Health Officers in relation to the potential impact of construction activities and proposed mitigation.
- 5.4.3 Engagement took place with other London boroughs in relation to the proposed blockade of the Northern Line City branch in 2020 to allow connection of the new infrastructure to the existing. Should the TWAO application be consented, it is proposed that further engagement will be undertaken on the proposals to mitigate the potential effects of the blockade.

5.5 Travelling public

- 5.5.1 Responses to the four phases of public consultation have indicated that the travelling public is broadly in favour of the project. TfL customer research has shown that Bank Monument Station Complex is the least popular London Underground station, due to crowding and complexity.
- 5.5.2 Each phase of public consultation was publicised to the travelling public via leaflets handed out at the Bank Monument Station Complex, posters displayed at a number of stations on the network, media articles and advertisements. Also, as part of the Autumn 2013 and Summer 2014 consultation the project contacted over one million Oyster Card holders to provide them with details of these consultations. These communications encouraged those interested in finding out more about the proposal to visit the consultation website and exhibitions.

5.6 Wider business community

- 5.6.1 Given that the central rationale for the proposal is to increase the capacity of Bank Monument Station Complex and that the station is one of the key transport hubs for the city, the pan-London business community are a key stakeholder in the proposed development. The project met or contacted a number of key-business organisations in the pan-London business community during the development of the proposal including: CBI, London First, Canary Wharf Group, City Tall Towers Group and the City Guilds, a number of which also have property interests in the vicinity of the proposed works.
- 5.6.2 LUL attended a Guildhall event to make the 150th anniversary of the London Underground at which details of the proposal, including a model, were displayed and presented. This event was attended by a wide range of

businesses and other stakeholders from across the city. In March 2013, the project also extended an invitation to a series of briefings to the business community to discuss the plans in more detail. A list of the businesses and City of London organisations engaged can be found in Appendix 10A.

- 5.6.3 The project also provided additional updates to business stakeholders through ad-hoc meetings and telephone briefings in response to requests for information.

5.7 MPs/Greater London Assembly Members

- 5.7.1 The project engaged and provided briefings to elected representatives on a number of occasions as the proposals for the BSCU developed. Elected representatives were invited to attend the 2011, 2012, 2013 and 2014 public consultation events and members of the project team have also met with Assembly Members and MPs to discuss key issues about the scheme.
- 5.7.2 The Mayor, Isobel Dedring (Deputy Mayor for Transport), Caroline Pidgeon (Deputy Chair of London Assembly's Transport Committee) and Val Shawcross (Assembly Member for Lambeth and Southwark) have been kept up to date via regular briefings by senior management of LUL. In addition, Mark Field MP, whose constituency includes Bank, has received a personal briefing and John Biggs (Assembly Member for City and East) is due to be briefed.
- 5.7.3 In March 2014 MPs and Assembly Members with constituencies along the routes of the Northern and Central Lines and the DLR were contacted to provide an update on the potential impact of the proposed blockade of the Northern Line City branch in 2020 for their constituents.
- 5.7.4 A list of the MPs and Greater London Assembly Members engaged can be found in Appendix 10A.
- 5.7.5 The project will continue to engage MPs and Greater London Assembly Members and provide them with information and support to assist with on-going discussions with their constituents related to the proposal.

5.8 Equality groups

- 5.8.1 LUL strives to promote accessibility and be inclusive and has an ongoing programme of accessibility improvements. One of the key aspects of the proposed design for the new Bank Monument Station Complex is to improve accessibility both within and to the station, including the provision of step free access from the street to Northern Line trains and between Northern Line and DLR trains.
- 5.8.2 TfL's Disability Advisory Group and Accessibility and Inclusion Team and the City of London Corporation's London Access Group were all consulted to

ensure compliance with all the relevant standards and will continue to be engaged as designs progress.

5.8.3 A range of other accessibility groups were contacted in March 2014 to provide a general update on the project and invitation to a briefing session – details of the organisations contacted can be found in Appendix 10A. These organisations were also invited to participate in the Summer 2014 consultation. A specific briefing session was held with Transport for All in April 2014. The group made comments and suggestions about the design, and asked for full accessibility to be extended to all lines at the Bank Monument Station Complex. This is not currently funded.

5.8.4 The project will continue to engage with representative groups in the future about the design of the station and its links to the wider transport network.

5.9 Transport and travel groups

5.9.1 TfL regularly engages with transport and travel user groups through briefings and updates.

5.9.2 Transport and travel user groups were contacted as part of the public consultations and given the opportunity to comment on the proposal. Organisations contacted include London TravelWatch, Cyclists Touring Club, London Cycling Campaign, Office of the Rail Regulator, Railway Passenger Council, Transport for All and the South East and Metropolitan Traffic Commissioner – a full list of those engaged can be found in Appendix 10A. Individual consultation sessions were held with London Travelwatch, as the statutory body for TfL. London Travelwatch offered broad support for the proposal, but would like to see the whole station fully accessible.

5.9.3 The project will continue to consult and provide regular updates to these groups as the proposal is finalised.

5.10 Utility companies and emergency services

5.10.1 The project first wrote to utility companies in 2005 to request details of any assets such as pipes, ducts etc. which are located in the immediate area of the BSCU. Protective provisions were sent to all utility companies with assets potentially affected in June 2014.

5.10.2 The project has continued to engage with these organisations and held discussions with the City of London Corporation to coordinate the proposed construction works with other major projects and proposals.

5.11 Planning consents consultation

5.11.1 As detailed in section 6 of this report a separate consultation was undertaken with local planning authorities and major technical stakeholders such as the City of London Corporation, Environment Agency and TfL Borough Planning in relation to the proposal to develop over and around the new Station Entrance on the Whole Block Site.

5.12 Environmental consultation

5.12.1 Statutory authorities and technical consultees were consulted in relation to the potential environmental impacts and benefits of the proposal. Organisations consulted include the City of London Corporation, Environment Agency, Natural England and English Heritage.

5.13 Future stakeholder engagement

5.13.1 LUL believe the project has demonstrated commitment to continuous and thorough stakeholder engagement via its activities to date and will continue to do so throughout the TWAO process.

5.13.2 Engagement will be maintained through regular and ad-hoc briefings, events, meetings and correspondence with the project's stakeholders.

5.13.3 Should the TWAO be successful, LUL is committed to continuing to engage with the business and residential communities in the vicinity and other interested parties once construction is underway. An engagement plan will be developed for the construction phase which will include comparable activities as employed across other major transport related construction projects in London for example, the creation and facilitation of a local business/local community liaison panel(s). These would provide a regular opportunity for the BSCU project team, the community and other stakeholders to meet, discuss and resolve, where possible, issues related to the construction works.

6 Statutory consultation

6.1 Consultation in accordance with Rule 10 (2) (d)

- 6.1.1 Under *Rule 10 (2) (d)* of the *TWAO Rules 2006*, an applicant for a TWAO is required to confirm, in the consultation report, that the organisations mentioned in *Schedules 5 and 6* to the *TWAO Rules 2006* who is entitled to receive a copy of the application documents or be served with notice of the making of the application have been consulted.
- 6.1.2 LUL confirms that all those named in *column (2)* of *Schedules 5 and 6* to the *TWAO Rules 2006* who are relevant to the application have been consulted. Details of how the project engaged with these stakeholders is set out in Appendix 10B of this report.

7 Conclusions

7.1 Outcomes of the public consultations

- 7.1.1 Four phases of public consultation were undertaken on the evolving design proposal for the BSCU between 2011 and 2014. In total, 1,802 responses were received, the vast majority of which were supportive of the project.
- 7.1.2 The project team reviewed all the feedback following each phase of public consultation and a number of changes were made to the design to address concerns raised.
- 7.1.3 During the first phase of public consultation in Autumn 2011 the main areas of concern expressed were:
- the importance of reducing project risks, particularly the date for delivering the project benefits (congestion relief) due to the worsening situation at the station during peaks;
 - the need to pursue opportunities to improve the business case by maximising benefits, extending congestion relief beyond just the Northern Line platforms to include interchange routes to the DLR and Central Line; and
 - the need to continue to explore all opportunities to reduce disruption during construction and maintain normal services as much as possible.
- 7.1.4 Each of these issues were focal points for the development of the design proposals during 2012 and 2013 when international engineering consultancies were engaged. Contractors bidding for the project were instructed to review the project design with the objective of producing an improved business case. The winning bidder, Dragados, demonstrated additional capacity benefits in their design, cost savings and reduced the duration of the temporary closure of the Northern Line.
- 7.1.5 The second phase of public consultation in Spring 2012 focussed on seeking feedback on two property acquisition options and three options for the station entrance. A clear preference was expressed for the project to acquire all six properties within the block bounded by King William Street, Cannon Street, Abchurch Lane and Nicholas Lane and for the new station entrance to include escalators with lifts to provide step free access to both King William Street and Cannon Street.
- 7.1.6 Both of these options were subsequently adopted in the project design and opportunities to retain the façade of 20 Abchurch Lane were also explored, as feedback identified that this as having a historical value.

- 7.1.7 Comments on a wide variety of themes were received in responses to the third phase of public consultation in Autumn 2013. Specific concerns were raised about:
- the use of the Whole Block Site for construction activities;
 - the use of Arthur Street as a construction site, the impact this could have on neighbouring properties and the effect closure could have on traffic;
 - impact of the works on properties in the vicinity of the proposed construction sites or on the route of the proposed new tunnel – including specific references to the effects of noise, vibration and settlement;
 - timescale of the proposed works, suggesting that construction should be completed quicker;
 - current levels of interchange and accessibility;
 - reducing temperatures within the station; and
 - potential disruption to the station during construction.
- 7.1.8 All concerns raised in the feedback received were reviewed by the BSCU project team and taken into consideration during the further evolution of the proposal. Further information was provided during the Summer 2014 consultation to explain how the proposal improved interchange and accessibility at the Bank Monument Station Complex and how disruption to the station would be kept to a minimum during construction.
- 7.1.9 To manage construction activities and help minimise the impact these could have on properties in the vicinity of the two worksites and along the route of the proposed new tunnel a CoCP has been developed drawing upon the City of London Corporation’s Code of Practice for Deconstruction and Construction. The CoCP sets out how construction will be managed to reduce impacts such as noise, vibration and disruption at surface level as much as possible.
- 7.1.10 To try and minimise the effects of the closure of Arthur Street detailed access surveys were undertaken to better understand the requirements of properties with access off Arthur Street. In addition, discussions took place with the owners and occupiers of these properties as key stakeholders such as London Fire Brigade, London Ambulance Service, London Buses and the Public Carriage Office.
- 7.1.11 During the Summer 2014 consultation owners and occupiers of properties in the vicinity of the proposed works again expressed a number of concerns about the potential impact of construction activities. In order to maintain effective engagement with the owners and occupiers of the buildings which are potentially affected, and to implement and communicate the mitigation measures described in the consultation, ‘relationship managers’ were assigned

for each building. They provided a single point of contact with the project team to take forward discussions about appropriate mitigation measures.

- 7.1.12 A number of concerns were also raised about the potential impact of the proposed 17-week closure of the Northern Line City branch, the alternative travel options and impact the temporary closure could have on other services.
- 7.1.13 LUL have modelled the forecast demand on the public transport network as it is expected to be at that time, including a fully operational Crossrail, and a much enhanced Thameslink service. The project is confident that there will be sufficient capacity during the temporary closure.
- 7.1.14 The transport modelling will be repeated closer to the time when the element of forecasting will be reduced, and LUL will run an Olympics-style awareness campaign to draw attention to the closure and make sure that passengers are aware of alternative routes.

7.2 Commitment to continuous engagement

- 7.2.1 Throughout the development of the proposal for the BSCU, the project has worked hard to engage and maintain effective communication with a wide range of stakeholders including: local property owners and occupiers; local residents; the travelling public; the City of London Corporation and statutory technical consultees such as English Heritage, the utility companies, emergency services and London TravelWatch and a wide range of interest groups including those with a specific interest in public transport and equality/accessibility related issues.
- 7.2.2 In addition the project has also worked to communicate details of the proposal to local elected members; GLA officers and Members; MPs; London local authorities; businesses, transport, environment and equality groups.
- 7.2.3 This feedback received during this engagement has been considered by the project team and has helped shape the scheme design in a number of areas.
- 7.2.4 LUL believes the project has demonstrated commitment to continuous and thorough stakeholder engagement via its activities to date and will continue to do so throughout the TWAO process.
- 7.2.5 Engagement will be maintained through regular and ad-hoc briefings, events, meetings and correspondence with the project's stakeholders.
- 7.2.6 Should the TWAO be successful, LUL are committed to continuing to engage with the business and residential communities in the vicinity and other interested parties once construction is underway.

8 Next steps

8.1 Website and further information

8.1.1 At present, information about the proposal is available at www.tfl.gov.uk/travel-information/improvements-and-projects/bank-and-monument. This website includes background information on the project as well as a copy of the TWAO Order application documents and Environmental Statement.

8.1.2 Updates will be sent to stakeholders on the project's mailing list at key stages in the project's development, and to other respondents to the public consultations who provided their details and asked to be kept informed.

8.2 Properties potentially directly affected

8.2.1 The project will continue to undertake discussions with the owners, managers and occupants of the properties potentially directly affected by the proposal. These discussions will aim to identify and agree methods of mitigating the effects of construction and operational activities as far as practicably possible.

8.3 Determination of the Transport & Works Act Order application

8.3.1 To gain permission for compulsory purchase of land and buildings, undertake construction work and operate the new section of railway, TfL has applied to the Secretary of State for a TWAO.

8.3.2 A public inquiry is likely to be held in 2015. If the Secretary of State decides to approve the scheme LUL anticipates that construction will begin in early 2016. To help prepare for the start of the construction works LUL proposes to make a number of applications to undertake some advance utility works.

References

Department for Transport, June 2006. *A Guide to Transport and Works Act Procedures*

London Underground Limited, 2011. *Phase A Consultation Report: Bank Station Capacity Upgrade project, November 2011.*

Document reference number: LUSTN-0008798-DOC-002434

London Underground Limited, 2012. *Phase B Consultation Report: Bank Station Capacity Upgrade project, July 2012.*

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London Underground Limited, 2013. *Bank Station Capacity Upgrade, Report of the Autumn 2013 public consultation, November 2013.*

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London Underground Limited, 2014. *Bank Station Capacity Upgrade, Report of the fourth public consultation, July 2014.*

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The Stationary Office Limited, 2006. *Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006*

Appendix 10A

Summary of continuous stakeholder engagement (stakeholder, type(s) of engagement, issues raised, response/actions)

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D	Bank of China <i>(Plots 14 & 18)</i>	Letters, presentation, meetings and ongoing correspondence with long leaseholder/occupant - since August 2011 Presentation and email to freeholder - since September 2011	Introduction to project; trial borehole; notification of public consultation and exhibition; building specific discussions Introduction to project and notification of public consultation and exhibition
	Worshipful Company of Grocers <i>(Plots 19, 20, 25 & 27)</i>	Letters, presentation, meetings and ongoing correspondence with freeholder - since August 2011 Letters, emails and presentations to occupants - since August 2012 Letter and email to managing agent and advisors/ consultants - June 2014	Introduction to project; baseline vibration survey; trial borehole; topographical survey of basement; UK Power Networks (UKPN) Survey and notification of public consultation and exhibition Engineering presence presentation; trial borehole; topographical survey of basement and notification of public consultation and exhibition Notification of public consultation and exhibition
	Vivas Invest and Finance Inc <i>(Plots 28, 29 & 30)</i>	Letters, presentation, meetings and ongoing correspondence with freeholder- since November 2011	Introduction to project and notification of public consultation and exhibition
	RBS <i>(Plot35)</i>	Letters, presentation and email notification to long leaseholder/occupant - since August 2011 Correspondence with managing agent - since February 2014	Introduction to project; notification of public consultation and exhibition UKPN survey; notification of public consultation and exhibition and building specific discussions
	Prudential Annuities Ltd <i>(Plot 35)</i>	Letters and meeting with freeholder - since August 2011 Presentation and correspondence with property consultant - since February 2012	Introduction to project; building specific discussions Introduction to project and UKPN survey
	City of London Corporation <i>(Plots 44 & 45)</i>	Letter, meeting and ongoing correspondence with freeholder - since July 2011	Baseline vibration survey; trial borehole; UKPN survey, heritage survey, windows survey and notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D	Bank House Unit Trust <i>(Plots 55, 56 & 57)</i>	Letters, meeting, and ongoing correspondence with freeholder - since March 2011 Correspondence and meeting with managing agents - since December 2013 Letter and email to 1 Lombard Street occupant - since February 2014 Letter to occupants - June 2014	Introduction to project; notification of public consultation and exhibition; building specific discussions Trial borehole, heritage survey; UKPN survey; trial borehole and notification of public consultation and exhibition Trial borehole and notification of public consultation and exhibition Notification of public consultation and exhibition
	Canada Life Assurance Company <i>(Plots 55, 56 & 57)</i>	Letters, presentation and ongoing correspondence with leaseholder/occupant - since August 2011 Correspondence and meeting with managing agent - since December 2013 Letter and email to 1 Lombard Street occupant - since February 2014 Letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Trial borehole, Heritage survey; UKPN survey and notification of public consultation and exhibition Trial borehole and notification of public consultation and exhibition Notification of public consultation and exhibition
	British Arab Commercial Bank <i>(Plots 78 & 79)</i>	Letters, presentations, meetings and ongoing correspondence with long leaseholder/occupant - since March 2011 Letter to freeholder - August 2011	Introduction to project; request for foundation information; engineering presence presentation; baseline vibration survey, trial borehole; UKPN survey; notification of public consultation and exhibition and building specific discussions Introduction to project
	The Drapers Company <i>(Plots 78 & 79)</i>	Letters and ongoing correspondence with freeholder - since August 2011 Email to occupants - June 2014	Introduction to project; notification of public consultation and exhibition and meeting request Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D	NM Rothschild & Sons Ltd <i>(Plots 80 & 81)</i>	Letter, presentations, meeting, guildhall reception and ongoing correspondence with long leaseholder/ occupant - since March 2011 Email to property consultant - June 2014	Introductory to project; BSCU proposal and model presented, baseline vibration survey, trial borehole, UKPN survey and notification of public consultation and exhibition Notification of public consultation and exhibition
	NTT Urban Development Corporation (c/o Slaughter & May) <i>(Plots 83 & 84)</i>	Letters and presentation to freeholder - since August 2011 Presentation, meeting and correspondence with managing agent - since August 2011 Presentation and email to consultant - since April 2013 Meeting request/email to contractor - July 2014	Introduction to project and notification of public consultation and exhibition Introduction to project; trial borehole; heritage survey; UKPN survey; notification of public consultation and exhibition and meeting request for building specific discussions Introduction to project and notification of public consultation and exhibition Building specific discussions
	Maori European Holding SL (c/o Odey Asset Management) <i>(Plots 90 & 92)</i>	Letters and meeting with freeholder - since August 2011 Letters, meetings and ongoing correspondence with long leaseholder/occupant - since August 2011 Meeting request/email to agent - July 2014	Introduction to project; notification of public consultation and exhibition and building specific discussions Trial borehole; UKPN survey; access survey; notification of public consultation and exhibition and building specific discussions Building specific discussions
	Daiwa Capital Markets Europe Ltd <i>(Plots 90 & 92)</i>	Letters, meetings and ongoing correspondence with long leaseholder/occupant - since August 2011	Trial borehole; UKPN survey; access survey; notification of public consultation and exhibition and building specific discussions
	Abchurch Property Holdings (c/o Mssrs Wright Hassall and Co) <i>(Plot 93)</i>	Letters and correspondence with freeholder - since March 2011	Introduction to project; heritage survey and notification of public consultation and exhibition

D I R E C T L Y A F F E C T E D	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
		<p>Presentations, letters and ongoing correspondence with the occupant - since May 2011</p> <p>Email to long leaseholder - June 2014</p> <p>Meeting request/email to agent - July 2014</p>	<p>Introduction to project; trial borehole; access survey and notification of public consultation and exhibition</p> <p>Notification of public consultation and exhibition</p> <p>Building specific discussions</p>
	Diocese of London <i>(Plots 109 & 110)</i>	<p>Letters, ongoing quarterly working group meetings, site visits and correspondence with freeholder - since March 2011</p> <p>Presentation, meeting, letter and correspondence to those with managing interest in the church - since May 2011</p> <p>Meeting and correspondence with property consultant - since October 2013</p>	<p>Introduction to project; building specific discussions and notification of public consultation and exhibition</p> <p>Introduction to project; trial borehole; access survey and notification of public consultation and exhibition</p> <p>Baseline noise survey; Baseline vibration survey; heritage survey; trial borehole and notification of public consultation and exhibition</p>
	City of London Corporation <i>(Plots 120 & 121)</i>	<p>Letter and correspondence with freeholder - since March 2011</p> <p>Presentation, letter and correspondence with managing agents - since January 2012</p> <p>Letters, emails and meeting with occupants - since February 2014</p> <p>Meeting with property consultant - June 2014</p>	<p>Introduction to project and notification of public consultation and exhibition</p> <p>Introduction to project; baseline noise survey; trial borehole; UKPN survey; access survey and notification of public consultation and exhibition</p> <p>Trial borehole and access survey and notification of public consultation and exhibition</p> <p>Access survey and building specific discussions</p>

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D	Worshipful Company of Mercers' <i>(Plots 120 & 121)</i>	Letter and meeting with freeholder - since August 2011 Correspondence with managing agent - since October 2013 Letters, meeting and correspondence with occupants - since February 2014 Meeting with property consultant - June 2014	Introduction to project; building specific discussions and notification of public consultation and exhibition Baseline noise survey; trial borehole; UKPN survey; access survey and notification of public consultation and exhibition Trial borehole; access survey and notification of public consultation and exhibition Access survey
	Diocese of London <i>(Plot 73)</i>	Letters, ongoing quarterly working group meetings, site visits and correspondence with freeholder - since March 2011 Email and letter to property consultant - since December 2013 Email to those with managing interests in the church - June 2014	Introduction to project; building specific discussions and notification of public consultation and exhibition Heritage survey and notification of public consultation and exhibition Notification of public consultation and exhibition
	Universities Superannuation Securities (USS) Ltd <i>(Plots 127 & 132)</i>	Letters and correspondence with freeholder - since August 2011 Correspondence and meetings with managing agent - since December 2013 Letter to occupants - January 2014	Introduction to project; trial borehole and structural survey of basement and notification of public consultation and exhibition Trial borehole & Structural survey of basement; trial borehole; access survey; notification of public consultation and exhibition and building specific discussions Trial borehole
	Bay Business Services Ltd c/o G George Associates <i>(Plot 137)</i>	Correspondence, letter and meeting with occupant - since December 2013 Letter to long leaseholder and email to the building manager - June 2014	Trial borehole; heritage survey; notification of public consultation and exhibition and building specific discussions Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D	ING Real Estate Investment Management <i>(Plot 143)</i>	Letters to freeholder- since August 2011 Correspondence with managing agents - since December 2013 Letter to occupants - January 2014 Letter to long leaseholder - June 2014	Introduction to the project and notification of public consultation and exhibition Structural survey of basement; trial borehole and notification of public consultation and exhibition Trial borehole Notification of public consultation and exhibition
	Xerox Pensions Ltd <i>(Plot 143)</i>	Letters and email to long leaseholder - since August 2011 Correspondence with managing agents - since December 2013 Notice to occupants - January 2014	Introduction to project and notification of public consultation and exhibition Structural survey of basement; trial borehole and notification of public consultation and exhibition Trial borehole
	Residents <i>(Plot 143)</i>	Letters to residents - since January 2014	Trial borehole; project update/overview; Arthur Street works and access survey and notification of public consultation and exhibition
	ING Real Estate Management (UK) <i>(Plot 141)</i>	Letters to freeholder - since August 2011 Correspondence, meetings and letters to managing agent - since December 2013 Notice, letters, meetings and correspondence with occupants - since January 2014	Introduction to project; Arthur street works and access survey and notification of public consultation and exhibition Structural survey of basement; trial borehole; Arthur street works and access survey; notification of public consultation and exhibition; utility diversion and noise and building specific discussions (requested) Trial borehole; Arthur street works and access survey; Utility diversion and noise; notification of public consultation and exhibition; utility diversion and noise; building specific discussions

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D		Telephone call from third floor occupant - January 2014 Letters to long leaseholder - since June 2014	Trial borehole Notification of public consultation and exhibition and utility diversion and noise
	Waterman Structures <i>(Plots 144 & 145)</i>	Email and meeting with consultants - April 2012	Introduction to project
	AG 24 KWS GP Limited <i>(Plots 144 & 145)</i>	Letters, presentation, meetings and ongoing correspondence with occupants - since August 2011 Presentation and email to managing agent - since April 2012 Letters received and meeting arranged with solicitors representing new freeholder - since March 2014	Introduction to project; structural survey of basement; UKPN survey; Arthur Street works and access survey and notification of public consultation and exhibition Introduction to project and notification of public consultation and exhibition Building specific discussions
	HB Revis Group (HBRV) <i>(Plots 149 & 150)</i>	Presentation/meeting with liquidators - August 2013 Presentation and meetings to freeholder - since November 2013 Presentation, meetings and correspondence with managing agent - since November 2013	Preliminary offer to acquire property Introduction to project and building specific discussions Introduction to project; building specific discussions; topographical survey outside building; Arthur Street works and access survey
	Blackrock International Ltd <i>(Plots 149 & 150)</i>	Letter to leaseholder - August 2011	Introduction to project
	Waterman Structures Ltd <i>(Plots 149 & 150)</i>	Meeting, presentations and correspondence to consultants - October 2011 - February 2013 Presentation to developer - February 2013	Introduction to project and building specific discussions Introduction to project and building specific discussions
	Foresight Limited <i>(Plot 142)</i>	Letters, meetings, presentation and ongoing correspondence with freeholder/occupant - since September 2011	Introduction to project; baseline noise monitoring; Arthur Street works and access survey; access survey, notification of public consultation and exhibition and building specific discussions

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
D I R E C T L Y A F F E C T E D		Letters, meetings and correspondence with occupants - since April 2014	Arthur Street works and access survey and notification of public consultation and exhibition
	Universities Superannuation Scheme Limited <i>(Plot 130)</i>	Letters to freeholder - since April 2014 Letter, meeting and correspondence to managing agent - since April 2014	Arthur Street works and access survey and notification of public consultation and exhibition Arthur Street works and access survey; notification of public consultation and exhibition and building specific discussions
		Letters, meetings and correspondence with occupant - since November 2013	Heritage survey; trial borehole; Arthur Street works and access survey; notification of public consultation and exhibition and building specific discussions (requested)
	Residents <i>(Plot 130)</i>	Letters to residents - since January 2014	Trial borehole; project update/overview; Arthur Street works and access survey and notification of public consultation and exhibition
	Prudential Corporate Property <i>(12 Arthur Street)</i>	Letter and emails to freeholder- since November 2013 Correspondence and meeting with 6th floor occupant - May 2014 Email to occupants - June 2014	Arthur Street works and access survey and notification of public consultation and exhibition Access survey Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
	Bank of England <i>(Plot 16 & 17)</i>	Letters, meetings, presentations and ongoing correspondence with freeholder/occupant - since August 2011	Introduction to project; engineering presence presentation; trial borehole; notification of public consultation and exhibition and Building specific discussions
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	ING Lionbrook Ltd <i>(Plot 88)</i>	Letters and ongoing correspondence with leaseholder - since March 2011 Presentation to property consultant - June 2011 Meeting, letters and correspondence with occupants - since September 2013 Letter and correspondence with residential managing agent - since October 2013	Introduction to project and notification of public consultation and exhibition Introduction to project Introduction to project; baseline noise survey; structural survey of basement; trial borehole; heritage survey and notification of public consultation and exhibition Baseline noise survey, structural survey of basement, trial borehole; heritage survey; notification of public consultation and exhibition
	Residents <i>(Plot 88)</i>	Letters to residents - since January 2014	Trial borehole; project update/overview and notification of public consultation and exhibition
	Allianz Lebensversicherungs AG <i>(Plot 113)</i>	Letters to freeholder - March & August 2011 Presentation, letter and correspondence with managing agent - since October 2011 Meeting, letters and correspondence with occupants - since January 2014	Introduction to project Introduction to project; trial borehole; UKPN survey and notification of public consultation and exhibition Trial borehole; access survey and notification of public consultation and exhibition
	Alliance Lebensversicherungs AG <i>(Plot 113)</i>	Letters to freeholder - March & August 2011 Email to managing agent and letter to occupant - June 2014	Introduction to project Notification of public consultation and exhibition

O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
	GMS Estates Ltd <i>(Plot 114)</i>	Letters to freeholder - since March 2011 Letter and emails to lower ground floor occupant off Abchurch yard - since May 2014 Email to managing agent and letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Access survey and notification of public consultation and exhibition Notification of public consultation and exhibition
	Mr Bashir/Rake Street Limited <i>(Plot 115)</i>	Meeting and correspondence with freeholder - since March 2014 Letters to ground floor occupant - since May 2014	Project update/overview and notification of public consultation and exhibition Access survey and notification of public consultation and exhibition
	Long leaseholder (Unknown) <i>(Plot 115)</i>	Letter to long leaseholder - April 2014	Project update/overview
	Residents <i>(Plot 115)</i>	Letters to residents - since April 2014	Project update/overview and notification of public consultation and exhibition
	Goldmarle Ltd <i>(Plot 116)</i>	Letter to freeholders - March & August 2011 Presentation, meeting and correspondence with managing agent - since September 2011 Letter and email to occupants - since May 2014	Introduction to project Introduction to project; baseline noise survey; access survey and notification of public consultation and exhibition Access survey and notification of public consultation and exhibition
	Transport for London <i>(Plot 107)</i>	Presentation to building managers - October 2011 Letter/email to occupants - June 2014	Introduction to project Notification of public consultation and exhibition
	Transport for London <i>(Plot 103)</i>	Presentation to previous freeholder - September 2011 Letter to long leaseholder and letter/email to occupants - June 2014	Introduction to project Notification of public consultation and exhibition

O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
	Trust for London City of London Corporation Mistery of Fishmongers <i>(Plots 99, 100, 101 & 102)</i>	Presentation to freeholders - May 2011 Presentation to managing agent for minority freeholder - August 2011 Presentation and letter/email to occupants - since October 2011 Letter/email to building manager - June 2013	Introduction to project Introduction to project Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	The Secretary of State for Defence <i>(Plot 104)</i>	Letters to freeholder - since March 2011 Email to managing agent for long leaseholder and the long leaseholders parent company - February 2014 Letters and emails to occupants - since February 2014 Email to managing agent - June 2014	Introduction to project and notification of public consultation and exhibition Trial borehole Trial borehole and notification of public consultation and exhibition Notification of public consultation and exhibition
	Greenwich Hospital <i>(Plot 104)</i>	Letters, email and presentation to freeholder - since March 2011 Presentations and emails to managing agent for long leaseholder - since May 2012 Email to long leaseholders parent company - February 2014 Letters and emails to occupants - since February 2014	Introduction to project and notification of public consultation and exhibition Introduction to project; trial borehole and notification of public consultation and exhibition Trial borehole Trial borehole and notification of public consultation and exhibition
	Transport for London <i>(Plot 105)</i>	Presentation to previous freeholder - September 2011 Letter or email to occupants - June 2014	Introduction to project Notification of public consultation and exhibition
	Transport for London <i>(Plot 106)</i>	Presentation to previous freeholder - December 2011 Letter or email to occupants - June 2014	Introduction to project Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	BJ Patel & RJ Patel <i>(Plot 72)</i>	Letters to freeholder - since August 2011 Letter to occupant - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Mr S Faber <i>(Plot 69)</i>	Letters to freeholder - since August 2011 Presentation and email to managing agent - since September 2011 Presentation and letter to occupants - since September 2011	Introduction to project and notification of public consultation and exhibition Introduction to project and notification of public consultation and exhibition Introduction to project and notification of public consultation and exhibition
	Deutsche Bank AG <i>(Plot 69)</i>	Letters to freeholder - since August 2011 Email to managing agents and letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	ICBC (London) plc <i>(Plot 97)</i>	Letter, emails and meeting with freeholders/occupants - since March 2011 Presentation, meeting and correspondence with managing agent - since October 2011	Introduction to project and notification of public consultation and exhibition Introduction to project; baseline noise survey and notification of public consultation and exhibition
	British Overseas Bank <i>(Plot 96)</i>	Letters to freeholder - since August 2011 Presentation and email to managing agent - since September 2011 Letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Scottish Widows Investment Partnership (SWIP) <i>(Plot 96)</i>	Letters to freeholder - since August 2011 Email to managing agent and letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition

O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
	DTZ Holdings PLC <i>(Plots 134 & 136)</i>	Meeting, presentation and ongoing correspondence to managing agent - since December 2011 Letter to chartered surveyors - June 2014 Letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition Notification of public consultation and exhibition
	Real London Properties <i>(Plots 134 & 136)</i>	Letters to freeholder - since August 2011 Email/letter to managing agent and occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	St Martins Property Investments Ltd <i>(Plots 159 & 160)</i>	Letters and presentation to long leaseholder - since August 2011 Correspondence, meeting and letter to the occupant - since December 2013	Introduction to project; engineering presence presentation and notification of public consultation and exhibition Heritage survey, baseline vibration survey; trial borehole and notification of public consultation and exhibition
	ABC Investment Holding Ltd <i>(Plots 6 & 7)</i>	Letters to freeholder/occupant - since September 2011 Letter to long leaseholder - June 2014 Letter to occupant - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition Notification of public consultation and exhibition
	Bank Saderat PLC <i>(Plot 10)</i>	Letters to freeholder/occupant - since September 2011	Introduction to project and notification of public consultation and exhibition
	Worshipful Company of Grocers <i>(Plot 21)</i>	Letter to long leaseholder and occupants - June 2014	Notification of public consultation and exhibition
	Invesco PIT Ltd <i>(Plot 21)</i>	Letters to long leaseholder- since September 2011 Letter to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	City of London <i>(Plot 41)</i>	Email and letter to freeholder/occupant - since January 2013 Correspondence and letter to occupant - since February 2014 Letter to the long leaseholder - June 2014	Introduction to project and notification of public consultation and exhibition Heritage survey and notification of public consultation and exhibition Notification of public consultation and exhibition
	Her Majestys Court Service <i>(Plot 41)</i>	Letter and correspondence to occupant - since February 2014	Heritage survey and notification of public consultation and exhibition
	The incumbant of the Benefice of St Stephen Walbrook and St Swithin London Stone with St Benet Sheregog and His Successors <i>(39 Walbrook)</i>	Correspondence with managing agent - since November 2013 Email to building manager and letter to occupant - June 2014	Heritage survey and notification of public consultation and exhibition Notification of public consultation and exhibition
	Walbrook Assets Limited <i>(37a Walbrook)</i>	Letter to freeholder, long leaseholder and email to occupant - June 2014	Notification of public consultation and exhibition
	Minerva PLC <i>(The Walbrook Building, 25 Walbrook)</i>	Letter and emails to freeholder - since September 2011	Introduction to project and notification of public consultation and exhibition
	CGIS Ltd <i>(Plot 86)</i>	Letters to freeholder - since September 2011 Letter/email to occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Antler Property Twenty Three Ltd <i>(18 St Swithin's Lane)</i>	Letters to long leaseholder- since September 2011 Letter to managing agent and occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	The Drapers Company <i>(18 St Swithin's Lane)</i>	Letters to freeholder - since August 2011 Letter to long leaseholder, managing agent and occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	City Harvest Café <i>(117 Cannon Street)</i>	Letter to occupant - June 2014	Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	Bank of China <i>(90 Cannon Street)</i>	Letter to freeholder and long leaseholder - June 2014	Notification of public consultation and exhibition
	Monitor Capital Investors SARL, c/o Linklaters LLP <i>(Plot 124)</i>	Letters to freeholder - since September 2011 Letter to long leaseholder and occupants and email to managing agent - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Wisbeach Property Holding Co Ltd, c/o Denton Wilde Sapte <i>(Plot 125)</i>	Letters to freeholder - since September 2011 Letter to long leaseholder and occupant - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Universities Superannuation Scheme Limited <i>(Plot 127)</i>	Letters to freeholder - since September 2011 Correspondence, meeting and letters to managing agent - since December 2013 Letter to occupants - since January 2014	Introduction to project; Arthur Street works and access survey and notification of public consultation and exhibition Trial borehole; Arthur Street works and access survey and notification of public consultation and exhibition Trial borehole and notification of public consultation and exhibition
	The Fishmongers Company <i>(Plot 156)</i>	Meeting and ongoing correspondence with freeholders - since January 2014 Letter to residents - since April 2014 Email to property consultants - June 2014	Heritage survey; Access survey and notification of public consultation and exhibition Project update/overview and Arthur Street works and access survey Notification of public consultation and exhibition
	Cluttons Property Consultants <i>(Plot 156)</i>	Presentation, meeting and ongoing correspondence with consultants - since August 2011	Introduction to project and notification of public consultation and exhibition
	Residents <i>(Plot 156)</i>	Letters to residents - since April 2014	Project update/overview; Arthur Street works and access survey and notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	Clerical Medical Investment Group Limited and Clerical Medical Managed Funds Limited <i>(Plot 163)</i>	Letters to freeholder - since September 2011 Letter to long leaseholder and occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	Halifax Life Limited <i>(Plot 163)</i>	Letters to freeholder - since September 2011 Letter to long leaseholder and occupants - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	The Master Wardens and Commonalty of the Art or Mystery of the Salters of London <i>(Plot 176)</i>	Letters to freeholder - since September 2011 Correspondence with managing agent - since November 2013	Introduction to project and notification of public consultation and exhibition Baseline vibration survey; heritage survey and notification of public consultation and exhibition
	The Parish Church of St Clements East Cheap <i>(Plot 177)</i>	Letter and email to those with a managing interest in the church - since August 2011 Correspondence with the managing agent - since November 2013	Introduction to project and notification of public consultation and exhibition Heritage survey and notification of public consultation and exhibition
	St Clements House (Nominee 1) Limited and St Clements House (Nominee 2) Limited <i>(Plots 179 & 182)</i>	Letters to freeholder - since September 2011 Correspondence and letter to occupants - since December 2013	Introduction to project and notification of public consultation and exhibition Heritage survey and notification of public consultation and exhibition
	Bank Tejarat <i>(Plot 95)</i>	Letter and email to freeholder - since September 2011 Correspondence with occupants - since January 2014	Introduction to project and notification of public consultation and exhibition Heritage survey
	The Mitsubishi Trust and Banking Corporation <i>(Plot 94)</i>	Letters to freeholder/occupier - since September 2011 Correspondence with managing agent - since January 2014 Letter to occupant - June 2014	Introduction to project and notification of public consultation and exhibition Heritage survey and notification of public consultation and exhibition Notification of public consultation and exhibition

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
O T H E R P R O P E R T I E S I N T H E D I R E C T V I C I N I T Y	21 Lombard Street occupant Limited, c/o Asad A Rushd & Co, Chartered Accountants and Registered Auditors <i>(Plot 64)</i>	Letters and emails to freeholder - since September 2011 Letter to long leaseholder and occupant and email to property consultant - June 2014	Introduction to project and notification of public consultation and exhibition Notification of public consultation and exhibition
	One Cornhill BV (incorporated in the Netherlands) <i>(Plot 58)</i>	Letter and ongoing correspondence with freeholder - since October 2011 Presentation and correspondence with occupant - since November 2011	Introduction to project Introduction to project; heritage survey and notification of public consultation and exhibition
	Ashton Global Investments Ltd <i>(Plot 59)</i>	Letter to freeholder - June 2014 Correspondence with managing agent - June 2014	Notification of public consultation and exhibition Introduction to project
	Libyan Investment Authority <i>(Plot 59)</i>	Correspondence with managing agent - June 2014	Introduction to project
	Persia International Bank Plc <i>(Plot 8)</i>	Correspondence with commercial occupant - since January 2014 Letter to freeholder, long leaseholder and letter/email to occupants - June 2014	Heritage survey Notification of public consultation and exhibition
	Mystery of Fishmongers SPDL (Monument) Ltd <i>(Plot 4)</i>	Letter to freeholder and long leaseholder - June 2014	Notification of public consultation and exhibition
	Mystery of Mercers <i>(Plot 3)</i>	Correspondence with managing agent - February 2013 to March 2013	Introduction to project and heritage survey
	Mystery of Mercers <i>(Plot 2)</i>	Correspondence with managing agent - January 2013	Introduction to project and heritage survey
	RREEF Equitable House Ltd, c/o Deutsche Asset Management Group Ltd <i>(Plot 22)</i>	Letter to freeholder, long leaseholder and occupants - June 2014	Notification of public consultation and exhibition
	Residents <i>(7 Lothbury)</i>	Letters to residents - since April 2014	Project update/overview and notification of public consultation and exhibition
Residents <i>(1-4 Brook Court, Lawrence Pountney Lane)</i>	Letters to residents - since April 2014	Project update/overview and notification of public consultation and exhibition	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
	Residents <i>(Shannon House, 5 Lawrence Pountney Lane)</i>	Letters to residents - since April 2014	Project update/overview and notification of public consultation and exhibition
	Residents <i>(7A Rectory House, Lawrence Poutney Lane)</i>	Conversation with residence manager, letters and emails to residents - since February 2014	Introduction to project; project update/overview; Arthur Street works and access survey and notification of public consultation and exhibition
G O V E R N M E N T B O D I E S	Mr John Barradell, Town Clerk and Chief Executive, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Ian Simmons, Assistant Director (City Transportation), City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Martin Farr, Chair of Planning & Transportation Committee, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Rob Oakley, Access Advisor, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Andrew Phipps, Strategic Transport Team Leader, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Becky West, Policy Officer, Town Clerk's Office, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Kathryn Stubbs, Archaeologist, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Pippa Jackson, Access Advisor, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Peter Nelson, Assistant Town Clerk, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr David Stothard, Development Manager (East), City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Ted Rayment, Assistant Director of Development (West), City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Victor Callister, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Gwyn Richards, Principal Planning Officer, Urban Design, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Beverly Bush, Principal Planning Officer, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Craig Stansfield, Team Leader, Transport and Strategy Programmes, City of London	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Eleanor Kelly, Chief Executive, London Borough of Southwark	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Chris Mascord, Transport Group, London Borough of Southwark	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Sally Crew, Head of Transport Planning, London Borough of Southwark	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr David Tidley, Head of IT and Business Communications, London Borough of Wandsworth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr John Slaughter, Senior Transport Planner, London Borough of Wandsworth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
Mr John Stone, Head of Forward Planning and Transport, London Borough of Wandsworth	Contacted - June 2014	Invited to participate in Summer 2014 consultation	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Andy Flood, Senior Transport Planner & Travel Awareness Officer, London Borough of Wandsworth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Tony McDonald, Director of Environment & Community Services, London Borough of Wandsworth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Kevin O'Leary , Corporate Director, Environment and Regeneration, London Borough of Islington	Contacted - July 2014	Notification of project
	Ms Rachel Stopard, Director of Culture and Environment, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Sam Monck, Assistant Director Environment and Transport, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Jacqueline Saunders, Principal Transport Planner, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Paul Davis, Travel Awareness Campaigns, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Mike Cooke, Chief Executive, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Louise Bond, Head of Transport Strategy, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Josephine Aliman, Head of Accessible Transport Services, London Borough of Camden	Contacted - June 2014	Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Alan Vinall, Transport Planning and Strategy, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Christian Muncey, Senior Engineer, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Sue Foster OBE, Executive Director for Housing, Regeneration and Environment, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Abu Barkatoolah, Head of Transportation, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Mark Trevethan, Transport Policy Manager, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Hayden Tuck, Transport Engineering Manager, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Derrick Anderson, Chief Executive, London Borough of Lambeth	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Alan Colin Drake Yarrow, Alderman, Bridge Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr Brian Nicholas Harris, Member, Bridge Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr John Richard Owen-Ward MBE, Deputy, Bridge Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Sheriff Fiona Woolf CBE, Alderman, Candlewick Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr Kevin Malcolm Everett DSc, Member, Candlewick Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr Stanley Keith Knowles MBE, Deputy, Candlewick Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Ms Alison Jane Gowman, Alderman, Dowgate Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr Mark Raymond Peter Henry Delano Wheatley, Member, Dowgate Ward	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr James Henry George Pollard, Deputy, Dowgate Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Mr John Garbutt, Alderman, Walbrook Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Ms Lucy Frew, Member, Walbrook Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Professor Michael Raymond Mainelli, Alderman, Broad Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr John George Stewart Scott JP BA, Member, Broad Street Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Christopher Michael Hayward, Member, Broad Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr John Alfred Bennett, Deputy, Broad Street Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Dr Andrew Charles Parmley MusM Hon FGS, Alderman, Vintry Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Tom Hoffman, Member, Vintry Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr William Barrie Fraser, OBE, Deputy, Vintry Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Jeffrey Richard Evans, Alderman, Cheap Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Alistair Michael Moss, Member, Cheap Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
Ms Ann Marjorie Francesca Pembroke, Member, Cheap Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation	

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G O V E R N M E N T B O D I E S	Mr Robin Anthony Eve OBE, Deputy, Cheap Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Sir Robert Finch, Alderman, Coleman Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Stuart John Fraser OBE, Member, Coleman Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Andrew Stratton McMurtie, Member, Coleman Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Ms Sophie Anne Fernandes, Member, Coleman Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Michael John Cassidy CBE, Deputy, Coleman Street Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Mark Boleat, Member, Coleman Street Ward, Chairman of the Policy and Resources Committee	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr David Hugh Wootton, Alderman, Langbourne Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Philip Woodhouse, Member, Langbourne Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Ms Judith Lindsay Pleasance, Member, Langbourne Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
Mr John Douglas Chapman, Deputy, Langbourne Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Roger Gifford, Alderman, Cordwainer Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr George Gillon, Member, Cordwainer Ward	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Sir Michael Snyder, Deputy, Cordwainer Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Sir David Howard Bt MA DSc, Alderman, Cornhill Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Ian Christopher Norman Seaton, Member, Cornhill Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Peter Gerard Dunphy, Member, Cornhill Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	The Rev Stephen Decatur Haines MA, Deputy, Cornhill Ward	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Michael Wellbank, Member, Billingsgate Ward, Chairman Planning and Transportation Committee	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Oliver Arthur Wynlayne Lodge, Member Bread Street Ward, Deputy Chairman of the Planning and Transportation Committee	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Mark Field, City and Westminster MP	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Simon Hughes, Bermondsey and Old Southwark MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Emily Thornberry, Islington South and Finsbury MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Jane Ellison, Battersea MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Iain Duncan Smith, Chingford and Woodford Green MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Theresa Villiers, Chipping Barnet MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Angie Bray, Ealing Central and Acton MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Stephen Pound, Ealing North MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Stephen Timms, East Ham MP	Guildhall reception - October 2013 Contacted - June 2014	BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Ms Eleanor Laing, Epping Forest MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Mike Freer, Finchley and Golders Green MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Nick Raynsford, Greenwich and Woolwich MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Meg Hillier, Hackney South and Shoreditch MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Andy Slaughter, Hammersmith MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Dr Matthew Offord, Hendon MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Frank Dobson, Holborn and St Pancras MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Lynne Featherstone, Hornsey and Wood Green MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
Mr Lee Scott, Ilford North MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Jeremy Corbyn, Islington North MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Sir Malcolm Rifkind, Kensington MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Heidi Alexander, Lewisham East MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr John Cryer, Leyton and Wanstead MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Siobhain McDonagh, Mitcham and Morden MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Jim Fitzpatrick, Poplar and Limehouse MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Nick Hurd, Ruislip, Northwood and Pinner MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Chuka Umunna, Streatham MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Sadiq Khan, Tooting MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr John Randall, Uxbridge and Ruislip MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Kate Hoey, Vauxhall MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Lyn Brown, West Ham MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Stephen Hammond, Wimbledon MP	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Louise Ellman, Transport Select Committee MP	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Dame Angela Watkinson, Horchurch & Upminster MP	Guildhall reception - October 2013	BSCU proposal and model presented
	Mr David Lammy Esq, Tottenham MP	Guildhall reception - October 2013	BSCU proposal and model presented
	Mr Boris Johnson, Mayor of London	Meeting - July 2014	Briefed on project by senior TfL personnel
	Sir Edward Lister, Mayor's Chief of Staff and Deputy Mayor, Policy and Planning	Meeting - July 2014	Briefed on project by senior TfL personnel

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Ms Isabel Dedring, Greater London Authority	Contacted - September 2013 Meeting - July 2014	Invited to participate in Autumn 2013 consultation Briefed on project by senior TfL personnel
	Ms Caroline Pidgeon AM, Greater London Authority	Contacted - September 2013 Meeting - July 2014	Invited to participate in Autumn 2013 consultation Briefed on project by senior TfL personnel
	Mr John Biggs AM, Greater London Authority	Contacted - September 2013 Meeting - July 2014	Invited to participate in Autumn 2013 consultation Briefed on project by senior TfL personnel
	Ms Valerie Shawcross AM, Greater London Authority	Guildhall reception - October 2013 Meeting - July 2014	BSCU proposal and model presented Briefed on project by senior TfL personnel
	Mr Andrew Dismore, Greater London Authority	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Jennette Arnold, Greater London Authority	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Kit Malthouse, Greater London Authority	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Len Duvall, Greater London Authority	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Dr Onkar Sahota, Greater London Authority	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Darren Johnson AM, Greater London Authority	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Murad Qureshi, Greater London Authority	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Richard Tracey AM, Greater London Authority	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Mr Roger Evans, Greater London Authority	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
G O V E R N M E N T B O D I E S	Mr Tom Copley, Esq AM, Greater London Authority	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	Ms Victoria Borwick AM, Greater London Authority	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Simon Burns MP, Ministry of State for Transport, Department for Transport	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Mr Martin Woods, Head of TWA Orders Unit, Department for Transport	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Robert Fox, TWA Orders Unit, Department for Transport	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Ms Eileen McCabe, London Transport Division, Department for Transport	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Mr Paul Haezewindt, Department for Culture, Media and Sport	Contacted - July 2014	Notification of project
S T A T U T O R Y B O D I E S	Environment Agency	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Natural England (formerly English Nature)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	English Heritage (The Historic Building and Monuments Commission for England)	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	The Commission for Architecture and the Built Environment (CABE /Design Council)	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
S T A T U T O R Y B O D I E S	Crown Estate Commissioners	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Historic Royal Palaces	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Health and Safety Executive	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	The Post Office	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	The Church Commissioners	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	City of London Conservation Area Advisory Committee	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	City Heritage Society	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Victorian Society	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Georgian Society	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Twentieth Century Society	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Office of the Rail Regulator (Her Majesty's Railway Inspectorate)	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Association of Train Operating Companies (ATOC)	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Network Rail Infrastructure Limited	Guildhall reception - October 2013 Contacted - June 2014	BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	First Capital Connect	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Southern Railway	Contacted - June 2014	Invited to participate in Summer 2014 consultation
Southeastern Railway	Contacted - June 2014	Invited to participate in Summer 2014 consultation	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
S T A T U T O R Y B O D I E S	Transport for London (Surface Transport)	Contacted - 2005 – 2012 Guildhall reception - October 2013 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal BSCU proposal and model presented Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	London Transport Users Committee (London Travel Watch)	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	The Rail Passengers Council (Passenger Focus)	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Port of London Authority	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Highways Agency	Contacted - July 2014	Notification of project
	South East and Metropolitan Traffic Commissioner	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Thames Water Utilities Limited	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	UK Power Networks Holdings Limited (EDF Energy Networks Limited)	Contacted - 2005 - 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	National Grid Plc (Transco Plc)	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	BT Openreach	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - July 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Notification of project

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
S T A T U T O R Y B O D I E S	Colt Telecommunications	Contacted - 2005 – 2012 Contacted - March 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	Level 3 Communications (Allcom (UK) Limited (c/o), Global Crossing (UK) Telecommunications Ltd, Fibernet UK Ltd)	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	Tata Communications Limited	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	Verizon Global Solutions UK Limited (MCI Worldcom)	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	Virgin Media Limited (NTL & Telewest Broadband)	Contacted - 2005 - 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation
	Vodafone Group Plc (Energis Plc, Your Communications Ltd, Thus Group Plc and Cable & Wireless Plc)	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - July 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Notification of project
	Vtesse Communications	Contacted - 2005 – 2012 Contacted - February 2014 Contacted - June 2014	Request for info regarding location of utilities in relation to design proposal Request for estimate of cost for diversion works Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
S T A T U T O R Y B O D I E S	City of London Police	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Metropolitan Police	Contacted - March 2014 Contacted - July 2014	Project overview and invitation to briefing session Notification of project
	London Fire and Emergency Planning Authority	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	London Ambulance Service NHS Trust	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Counter Terrorism Security Adviser and Principal Architectural Liaison Officer, British Transport Police	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	DLR	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	T R A N S P O R T & T R A V E L G R O U P S	Campaign for Better Transport	Contacted - March 2014 Contacted - June 2014
London Cycling Campaign		Contacted - June 2014	Invited to participate in Summer 2014 consultation
The Cyclists Touring Club		Contacted - June 2014	Invited to participate in Summer 2014 consultation
The Auto-Cycle Union		Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
RoadPeace		Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
Sustrans		Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
The British Driving Society		Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
T R A N S P O R T & T R A V E L G R O U P S	The British Horse Society	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Byways and Bridleways Trust	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Open Spaces Society	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Ramblers Association	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
E Q U A L I T I E S G R O U P S	City of London Access Forum	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Independent Disability Advisory Group	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Action on Hearing Loss (RNID)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
E Q U A L I T I E S G R O U P S	Age Concern London	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Age UK	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Asian Peoples Disabilities Alliance	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Disability Alliance	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Disability Rights UK	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Disabled Persons Transport Advisory Committee	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Equality and Human Rights Commission	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Greater London Forum for the Elderly	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
E Q U A L I T I E S G R O U P S	Guide Dogs for the Blind Association	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Health Poverty Action	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Inclusion London	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Joint Committee on Mobility of Blind and Partially Sighted People (JCMBPS)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	London Older People's Strategy Group	Contacted - March 2014 Contacted - July 2014	Project overview and invitation to briefing session Notification of project
	National Autistic Society	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	RNIB (Royal National Institute for Blind People)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	RNID (Royal National Institute for Deaf People)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
E Q U A L I T I E S G R O U P S	Scope	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Sense	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Sixty Plus	Contacted - March 2014 Contacted - July 2014	Project overview and invitation to briefing session Notification of project
	Trust for London	Contacted - September 2013 Contacted - March 2014 Contacted - July 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Notification of project
B U S I N E S S E S A N D G U I L D S	The Company of Watermen & Lightermen	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Guild of Art Scholars, Dealers & Collectors	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Mercers' Company	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Actuaries	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Armourers and Brasiers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Bakers	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Barbers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Blacksmiths	Guildhall reception - October 2013 Contacted - July 2014	BSCU proposal and model presented Notification of project
	The Worshipful Company of Brewers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Builders Merchants	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Butchers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Carmen	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Carpenters	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Chartered Secretaries & Administrators	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Clockmakers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Clothworkers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Coopers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Cordwainers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Cutlers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Drapers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Dyers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Engineers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Fan Makers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Firefighters	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Fishmongers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Furniture Makers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Gardeners	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Girdlers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Glass Sellers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Glaziers & Painters of Glass	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Goldsmiths	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Haberdashers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Information Technologists	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Innholders	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Insurers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of International Bankers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Ironmongers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Launderers	Guildhall reception - October 2013 Contacted - July 2014	BSCU proposal and model presented Notification of project
	The Worshipful Company of Leathersellers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Lightmongers	Guildhall reception - October 2013 Contacted - August 2014	BSCU proposal and model presented Notification of project
	The Worshipful Company of Management Consultants	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Marketors	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Musicians	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Painter-Stainers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Paviers	Guildhall reception - October 2013 Contacted - August 2014	BSCU proposal and model presented Notification of project
	The Worshipful Company of Pewterers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Plaisterers	Guildhall reception - October 2013 Contacted - July 2014	BSCU proposal and model presented Notification of project

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Plumbers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Poulterers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Saddlers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Salters	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Shipwrights	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Skinners	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Solicitors	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Spectacle Makers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	The Worshipful Company of Stationers and Newspaper Makers	Contacted - September 2013 Guildhall reception - October 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Tallow Chandlers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Turners	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Tylers and Bricklayers	Guildhall reception - October 2013 Contacted - August 2014	BSCU proposal and model presented Notification of project
	The Worshipful Company of Vintners	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Wax Chandlers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Company of Weavers	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	The Worshipful Society of Apothecaries	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	Bridge Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Broad Street Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Candlewick Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Cheap Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Coleman Street Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Cordwainer Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Cornhill & Lime Street Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Langbourn Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	Vintry & Dowgate Wards Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Walbrook Ward Club	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Canary Wharf Group	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	CBI	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	City Property Association	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Dalton Warner Davis LLP	Contacted - September 2013 Contacted - March 2014 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	ExCeL London	Contacted - September 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation Invited to participate in Summer 2014 consultation
	Farrer and Co. LLP	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Federation of Small Businesses	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
B U S I N E S S E S A N D G U I L D S	Federation of Small Businesses (Central London Branch)	Contacted - March 2014	Project overview and invitation to briefing session
	Federation of Small Businesses (Regional Committee)	Contacted - June 2014	Invited to participate in Summer 2014 consultation
		Contacted - March 2014	Project overview and invitation to briefing session
		Contacted - June 2014	Invited to participate in Summer 2014 consultation
	London Chamber of Commerce & Industry	Contacted - September 2013	Invited to participate in Autumn 2013 consultation
		Contacted - June 2014	Invited to participate in Summer 2014 consultation
	London City Airport	Contacted - September 2013	Invited to participate in Autumn 2013 consultation
		Contacted - June 2014	Invited to participate in Summer 2014 consultation
	London First	Contacted - September 2013	Invited to participate in Autumn 2013 consultation
		Guildhall reception - October 2013	BSCU proposal and model presented
	Contacted - June 2014	Invited to participate in Summer 2014 consultation	
Tall Towers Group	Contacted - July 2014	Notification of project	
Team London Bridge	Contacted - September 2013	Invited to participate in Autumn 2013 consultation	
	Contacted - March 2014	Project overview and invitation to briefing session	
	Contacted - June 2014	Invited to participate in Summer 2014 consultation	
Turner Morum LLP	Contacted - June 2014	Invited to participate in Summer 2014 consultation	
Urban Vision Partnership Limited	Contacted - March 2014	Project overview and invitation to briefing session	
	Contacted - June 2014	Invited to participate in Summer 2014 consultation	
Battersea Power Station Development Corporation	Contacted - July 2014	Notification of project	

	Stakeholder <i>(includes reference to plot numbers where applicable)</i>	Meetings/Correspondence	Key Discussion Points
S E N S I T I V E C O M M U N I T Y R E C E P T O R S	Diocese of London	Contacted - September 2013 Guildhall reception - October 2013 Contacted - June 2014	Invited to participate in Autumn 2013 consultation BSCU proposal and model presented Invited to participate in Summer 2014 consultation
	St Mary Abchurch	Ongoing communications - since 2013	Memorandum of understanding signed in November 2013 with Church of England
	St Mary Woolnoth	Ongoing communications - since 2013	Memorandum of understanding signed in November 2013 with Church of England
	Friends of City Churches	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Travelodge Bank	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Danny Bossenger, General Manager, London Capital Club	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	BridgeStreet Serviced Apartments (Suffolk Lane)	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Threadneedles, Marriott Hotel	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Oakwood Serviced Apartments, Monument Street	Contacted - July 2014	Notification of project
	Dean Madge, General Manager, Cheval Calico House	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Walbrook Club	Contacted - June 2014	Invited to participate in Summer 2014 consultation
	Resident Involvement Improvement Group (RIIG)	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation
	Housing Policy Watch City of London	Contacted - March 2014 Contacted - June 2014	Project overview and invitation to briefing session Invited to participate in Summer 2014 consultation

Appendix 10B

Summary of consultations carried out in line with Schedule 5 and 6 of 2006 Rules

Schedule 5

Those to be served with a copy of the application and documents

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
1. Works affecting the foreshore below mean high water spring tides, or tidal waters, or the bed of, or the subsoil beneath, tidal waters.	Not applicable	None. The works do not concern or affect the foreshore or tidal waters.	Not applicable
2. Works affecting the banks or the bed of, or the subsoil beneath, a river.	Not applicable	None. The works do not concern or affect the banks or the bed of, or the subsoil beneath, a river.	Not applicable
3. Works affecting the banks or the bed of, or the subsoil beneath, an inland waterway comprised in the undertaking of the British Waterways Board or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving the undertaking.	Not applicable	None. The works do not concern or affect the banks or the bed of, or the subsoil beneath, an inland waterway.	Not applicable
4. Works affecting the banks or the bed of, or the subsoil beneath, a canal or inland navigation not comprised in the undertaking of the British Waterways Board or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving such canal or inland navigation.	Not applicable	None. The works do not concern or affect the banks or the bed of, or subsoil beneath, a canal or inland navigation.	Not applicable

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
5. Works causing or likely to cause an obstruction to the passage of fish in a river.	Not applicable	None. The works do not concern or affect the passage of fish in a river.	Not applicable
6. Works involving tunnelling or excavation deeper than 3 metres below the surface of the land, other than for piling or making soil tests.	Environment Agency	Environment Agency	Consulted on Scoping Report in October 2013. Project update provided by email in March 2014 and notified by email of Summer 2014 consultation.
7. Works affecting an area under the control of a harbour authority as defined in section 57(1) of the Harbours Act 1964.	Not applicable	None. The works do not concern or affect harbours.	Not applicable
8. Works affecting a site protected under the Protection of Wrecks Act 1973.	Not applicable	None. The works do not concern or affect a wreck site.	Not applicable
9. Works affecting, or involving the stopping up or diversion of, a street, or affecting a proposed highway.	City of London (as relevant highway authority) Transport for London St Mildred's Court Cleary Court	City of London Corporation Transport for London Vivas Investment & Finance Incorporated (Owner) The Drapers Company (Owner) Lionbrook Nominee (St Swithin`s) No.1 Limited (Lessee) Lionbrook Nominee (St Swithin`s) No.2 Limited (Lessee)	City of London Corporation Ongoing engagement undertaken with City of London Corporation since 2004 which led to Memorandum of Understanding signed in September 2011. Notified of consultations in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014 and consulted on Scoping Report in October 2013. Transport for London Ongoing engagement with TfL London Buses, Traffic Management,

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
9. <i>continued</i>	Unnamed road between 12 Arthur Street and 5 Martin Lane	City of London (Owner) Prudential Property Holding Limited (Lessee) Universities Superannuation Scheme (USS) Limited	<p>Network Assurance and Cycle Superhighways teams since 2011 on the proposed works and traffic displacement related to proposed closure of Arthur Street.</p> <p>Vivas Investment & Finance Correspondence since 2011 to introduce proposal and provide notification of public consultations.</p> <p>The Drapers Company Correspondence since 2011 to introduce proposal and provide notification of public consultations.</p> <p>Lionbrook Correspondence since 2011 to introduce proposal, obtain permission for survey work and notification of consultations.</p> <p>Prudential Correspondence since 2013 to introduce proposals, access survey and notification of consultations.</p> <p>USS Limited Correspondence since 2014 to introduce proposals, access survey and notification of consultations.</p>

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
10. The stopping-up or diversion of a footpath, a bridleway, a byway or a cycle track.	Not applicable	None. The works do not involve the stopping-up or diversion of a footpath, a bridleway, a byway or a cycle track.	Not applicable
11. The construction of a transport system involving the placing of equipment in or over a street.	The relevant street authority and, where the works are to be carried out in Greater London, Transport for London	Transport for London City of London Corporation (as relevant street authority)	<p>Transport for London Ongoing engagement with TfL London Buses, Traffic Management, Network Assurance and Cycle Superhighways teams since 2011 on the proposed works and traffic displacement related to proposed closure of Arthur Street.</p> <p>City of London Corporation Ongoing engagement undertaken with City of London Corporation since 2004 which led to Memorandum of Understanding signed in September 2011.</p> <p>Notified of consultations in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014 and consulted on Scoping Report in October 2013.</p>

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
12. Works affecting land in, on or over which is installed the apparatus, equipment or street furniture of a statutory undertaker.	The relevant statutory undertaker	Arqiva Communications Limited Arqiva Wifi Limited British Telecommunications Plc BSkyB Telecommunications Services Limited Cable & Wireless UK plc Colt Technology Services Group Limited Easynet Limited Eunetworks Fiber UK Limited EE Limited Exterion Media (UK) Limited Hutchison 3G UK Limited Interoute Communications Limited Level 3 Communications Limited Level 3 Communications UK Limited London Fire and Emergency Planning Authority National Grid plc National Grid Electricity Transmission plc National Grid Gas plc Royal Mail Group Limited SSE plc Telefonica UK Limited Thames Water Utilities Limited	Discussions with relevant statutory undertakers began in 2005 regarding potential impact of the proposal and ensuring ability to maintain utility services. Further contact undertaken in 2012 and 2013. Notified of Summer 2014 consultation.

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
12. <i>continued</i>		UK Power Networks (Operations) Limited UK Power Networks Services Powerlink Limited Veolia ES (UK) Limited Verizon Global Solutions U.K. Limited Virgin Media Wholesale Limited Vodafone Limited Zayo Group UK Limited	
13. Works in an area of coal working notified to the local planning authority by the British Coal Corporation or the Coal Authority.	Not applicable	None. The works do not concern or affect an area of coal working.	Not applicable
14. Works affecting: (i) a building listed under Part 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990; (ii) an ancient monument scheduled under the Ancient Monuments and Archaeological Areas Act 1979; or (iii) any archaeological site.	The Historic Buildings and Monuments Commission for England	English Heritage	Introductory meeting to present proposal in August 2013. Consulted on Scoping Report in October 2013. Follow-up meeting January 2014. Notified of Summer 2014 consultation.

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
<p>15. Works affecting: (i) a conservation area designated under Part 2 of the Planning (Listed Buildings and Conservation Areas) Act 1990; or (ii) an area of archaeological importance designated under section 33 of the Ancient Monuments and Archaeological Areas Act 1979.</p>	<p>The Historic Buildings and Monuments Commission for England</p>	<p>English Heritage</p>	<p>Introductory meeting to present proposal in August 2013. Consulted on Scoping Report in October 2013. Follow-up meeting January 2014. Notified of Summer 2014 consultation.</p>
<p>16. Works affecting a garden or other land of historic interest registered pursuant to section 8C of the Historic Buildings and Ancient Monuments Act 1953.</p>	<p>The Historic Buildings and Monuments Commission for England</p>	<p>English Heritage</p>	<p>Introductory meeting to present proposal in August 2013. Consulted on Scoping Report in October 2013. Follow-up meeting January 2014. Notified of Summer 2014 consultation.</p>

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
<p>17. Works affecting:</p> <p>(i) a site of special scientific interest of which notification of which has been given or has effect as if given under section 28(1) of the Wildlife and Countryside Act 1981;</p> <p>(ii) an area within 2 kilometres of such a site of special scientific interest and of notification has been given to the local planning authority;</p> <p>or</p> <p>(iii) land declared to be a national nature reserve under section 35 of the Wildlife and Countryside Act 1981; or a marine nature reserve designated under section 36 of that Act.</p>	Not applicable	None. The works do not concern or affect an SSSI or declared nature reserve.	Not applicable
<p>18. Works affecting a National Park or an Area of Outstanding Natural Beauty.</p>	Not applicable	None. The works do not concern or affect a National Park or AONB.	Not applicable

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
<p>19. Works which are either: (i) within 3 kilometres of Windsor Castle, Windsor Great Park or Windsor Home Park; or (ii) within 800 metres of any other royal palace or royal park and which are likely to affect the amenity or security of that palace or park.</p>	<p>Historic Royal Palaces</p>	<p>Historic Royal Palaces – specifically in relation to Tower of London</p>	<p>Contacted March 2014 with general project overview and invitation to briefing session. Notified of Summer 2014 consultation.</p>
<p>20. Works which are within 250 metres of land which: (i) is, or has been within 30 years immediately prior to the date of the application, used for the deposit of refuse or waste; or (ii) has been notified to the local planning authority by the waste regulation or disposal authority for the relevant area.</p>	<p>Environment Agency</p>	<p>Environment Agency – in relation to Walbrook Wharf a facility owned and managed by City of London Corporation which is used to transfer all of the City’s waste and recycling onto barges.</p>	<p>Consulted on Scoping Report in October 2013. Project update provided by email in March 2014 and notified by email of summer 2014 consultation.</p>
<p>21. The carrying-out of an operation requiring hazardous substances consent under the Planning (Hazardous Substances) Act 1990.</p>	<p>Not applicable</p>	<p>None. The works do not involve the carrying out of an operation requiring hazardous substances consent.</p>	<p>Not applicable</p>

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
<p>22. Works not in accordance with a development plan and which either-</p> <p>(i) involve the loss of not less than 20 hectares of agricultural land of grades 1, 2 and 3a (in aggregate);or</p> <p>(ii) taken with the other associated works cumulatively involve the loss of not less than 20 hectares of such land.</p>	Not applicable	None. The works do not involve the loss of agricultural land.	Not applicable
<p>23. (i) Works which would affect the operation of any existing railway passenger or tramway services provided under statutory powers; or</p> <p>(ii) the construction of a new railway for the provision of public passenger transport, or of a new tramway.</p>	London Transport Users Committee	London Transport Users Committee (London TravelWatch)	Contacted March 2014 with general project overview and invitation to briefing session. Notified by email of Summer 2014 consultation. Briefing Summer 2014.
<p>24. Works to construct, alter or demolish a transport system or to carry out works ancillary to its operation or works consequential upon its abandonment or demolition.</p>	Her Majesty's Railway Inspectorate	Office of the Rail Regulator	Notified by email of Summer 2014 consultation.

(1) Authority sought for	(2) Documents to be deposited with	Proposed recipient(s)	Summary of consultation activities
25. Works to construct new railways to which any regulatory provisions in the Railways Act 1993 would apply or provisions to amend existing powers in relation to railways subject to such regulation.	Not applicable	None. The works do not involve the construction of new railway to which any regulatory provisions in the Railways Act 1993 would apply or provisions to amend existing powers in relation to railways subject to such regulation.	Not applicable
26. The right for a person providing transport services to use a transport system belonging to another.	The operator of the relevant transport system	DLR	Ongoing engagement with DLR since 2011 on the proposed works and implications on DLR network.
27. Works affecting land in which there is a Crown interest.	Bank of England	Bank of England	Bank of England Series of meetings and on-going correspondence since August 2011. Notified by email of Summer 2014 consultation.
28. Works to be carried out in Greater London.	The Mayor of London	Mayor of London Greater London Authority	Briefed via TfL senior management. Notified of Summer 2014 consultation

Schedule 6

Those to be served with notice of application

(1) Authority sought for	(2) Those to be served	Proposed recipient(s)	Summary of consultation activities
1. Works affecting the foreshore below mean high water spring tides, tidal waters or the bed of, or subsoil beneath, tidal waters (except where the land affected by the works falls within category 17 of Schedule 5 to these rules).	Not applicable	None. The works do not concern or affect the foreshore below mean high water spring tides, tidal waters or the bed of, or the subsoil beneath, tidal waters.	Not applicable
2. Works affecting the banks or the bed of, or the subsoil beneath, a river.	Not applicable	None. The works do not concern or affect the banks or the bed of, or the subsoil beneath, a river.	Not applicable
3. Works affecting the banks or the bed of, or the subsoil beneath, an inland waterway, a canal or inland navigation, or any of the reservoirs, feeders, sluices, locks, lifts, drains and other works comprised in or serving that inland waterway, canal or inland navigation.	Bodies other than Inland Waterways Association and National Association of Boat Owners, as may be required by Secretary of State.	No such notice has been required.	None
4. Works affecting an area under the control of a harbour authority as defined in section 57(1) of the Harbours Act 1964.	Not applicable	None. The works are not in an area under the control of a harbour authority.	Not applicable
5. Works which would, or would apart from the making of an order, require a consent to the discharge of matter into waters or onto land under Chapter 2 of Part 3 of the Water Resources Act 1991.	Environment Agency	Environment Agency	Environment Agency Consulted on Scoping Report in October 2013. Project update provided by email in March 2014 and notified by email of Summer 2014 consultation.

(1) Authority sought for	(2) Those to be served	Proposed recipient(s)	Summary of consultation activities
<p>6. Works likely to affect the volume or character of traffic entering or leaving-</p> <p>(i) a special road or trunk road;</p> <p>(ii) any other classified road.</p>	<p>Transport for London City of London (as relevant highway authority)</p>	<p>Transport for London City of London - highways</p>	<p>Transport for London Ongoing engagement with TfL London Buses, Traffic Management, Network Assurance and Cycle Superhighways teams since 2011 on the proposed works and traffic displacement related to proposed closure of Arthur Street.</p> <p>City of London Corporation Ongoing engagement undertaken with City of London Corporation since 2004 which led to Memorandum of Understanding signed in September 2011.</p> <p>Notified of consultations in Autumn 2011, Spring 2012, Autumn 2013 and Summer 2014 and consulted on Scoping Report in October 2013.</p>
<p>7. The construction of a transport system involving the placing of equipment in or over a street (except a level crossing).</p>	<p>Not applicable</p>	<p>None</p>	<p>Not applicable</p>
<p>8. Works affecting any land on which there is a theatre as defined in section 5 of the Theatres Trust Act 1976.</p>	<p>Not applicable</p>	<p>None. The works do not affect any land on which there is a theatre.</p>	<p>Not applicable</p>

(1) Authority sought for	(2) Those to be served	Proposed recipient(s)	Summary of consultation activities
9. The modification, exclusion, amendment, repeal or revocation of a provision of an Act of Parliament or statutory instrument conferring protection or benefit upon any person (whether in his capacity as the owner of designated land or otherwise) specifically named therein.	Diocese of London	Diocese of London	Meeting in February 2013 to introduce proposal. Follow-up meeting in March 2013. Memorandum of Understanding signed in November 2013. Notified of Summer 2014 consultation.
10. The compulsory purchase of ecclesiastical property (as defined in section 12(3) of the Acquisition of Land Act 1981).	The Church Commissioners	The Church Commissioners Diocese of London	Meeting in February 2013 to introduce proposal. Follow-up meeting in March 2013 with all parties interested in St Mary Abchurch. Memorandum of Understanding signed in November 2013. Notified of Summer 2014 consultation.
11. Works in Greater London or a metropolitan county.	Fire and Rescue Authority, City of London Police (as relevant Police Authority) and British Transport Police	Fire and Rescue Authority City of London Police London Ambulance Service British Transport Police	<p>London Fire Brigade, City of London Police and London Ambulance Service Contacted in 2013 to introduce proposal, particularly implications of proposed closure of Arthur Street. Notified by email of Summer 2014 consultation.</p> <p>City of London Police Attended consultation event in October 2013. Meeting March 2014.</p> <p>British Transport Police Notified via LUL network security and engaged during design development</p>

(1) Authority sought for	(2) Those to be served	Proposed recipient(s)	Summary of consultation activities
12. The right to monitor, survey or investigate land (including any right to make trial holes in land).	Every owner and occupier of the land, other than an owner or occupier named in the book of reference as having an interest or right in or over the land.	None. Every owner or occupier of land over which such powers are sought is included in the book of reference described in rule 12(8) for this scheme.	Not applicable
13. Works or traffic management measures that would affect services provided by a universal service provider in connection with the provision of a universal postal service and relating to the delivery or collection of letters.	Every universal service provider affected	Royal Mail Group Limited	Notified by email of Summer 2014 consultation.
14. Works in an area of coal working notified to the local planning authority by the British Coal Corporation or the Coal Authority.	Not applicable	None. Works do not concern or affect an area of coal working.	Not applicable
15. Works for which an environmental impact assessment is required.	Cabe at Design Council	Cabe at Design Council	Notified by email of Summer 2014 consultation.

(1) Authority sought for	(2) Those to be served	Proposed recipient(s)	Summary of consultation activities
16. The compulsory acquisition of land, or the right to use land, or the carrying out of protective works to buildings.	Any person, other than a person who is named in the book of reference described in rule 12(8), whom the applicant thinks is likely to be entitled to make a claim for compensation under section 10 of the Compulsory Purchase Act 1965(f) if the order is made and the powers in question are exercised, so far as he is known to the applicant after making diligent inquiry.	Bloomberg development, Walbrook 37a Walbrook 38 Walbrook The Walbrook Building (floors 5-9) 13 St Swithins 15 St Swithins Lane 17 St Swithins Lane 18 St Swithins Lane 111 Cannon Street 113 Cannon Street 115 Cannon Street 12 Arthur Street	Notified Summer 2014