



Liverpool Street Station, London, EC2M 7PY

Planning Applications Sub Committee

10th February 2026

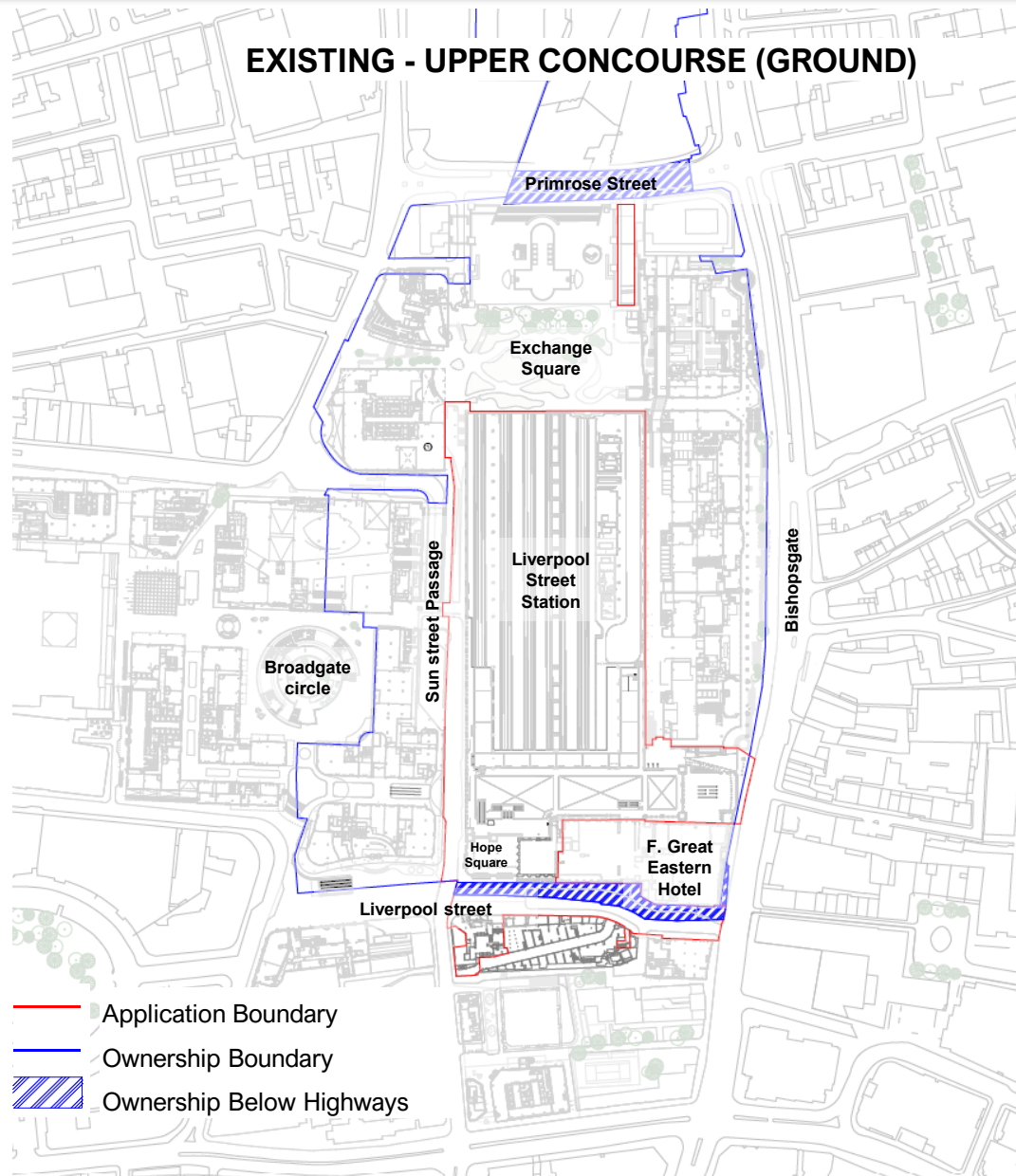
Liverpool Street Station, London, EC2M 7PY



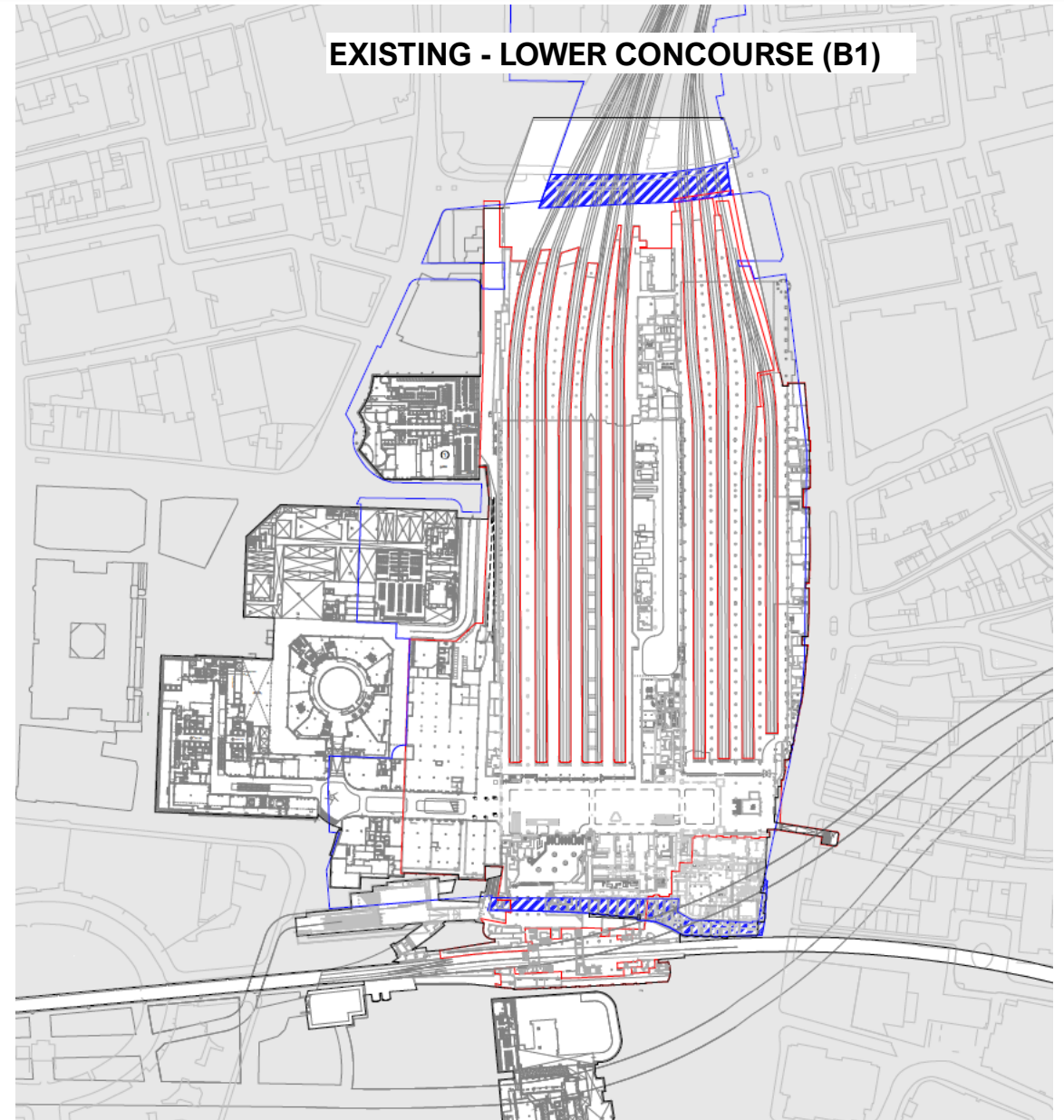
Liverpool Street Station aerial photo – site location

Liverpool Street Station, London, EC2M 7PY

EXISTING - UPPER CONCOURSE (GROUND)



EXISTING - LOWER CONCOURSE (B1)



Liverpool Street Station, London, EC2M 7PY



Liverpool Street entrance and Hope Square



Bishopsgate entrance

Liverpool Street Station, London, EC2M 7PY



Route to Sun Street Passage



Sun Street Passage Bus stops



Sun Street Passage south and western Station Facade

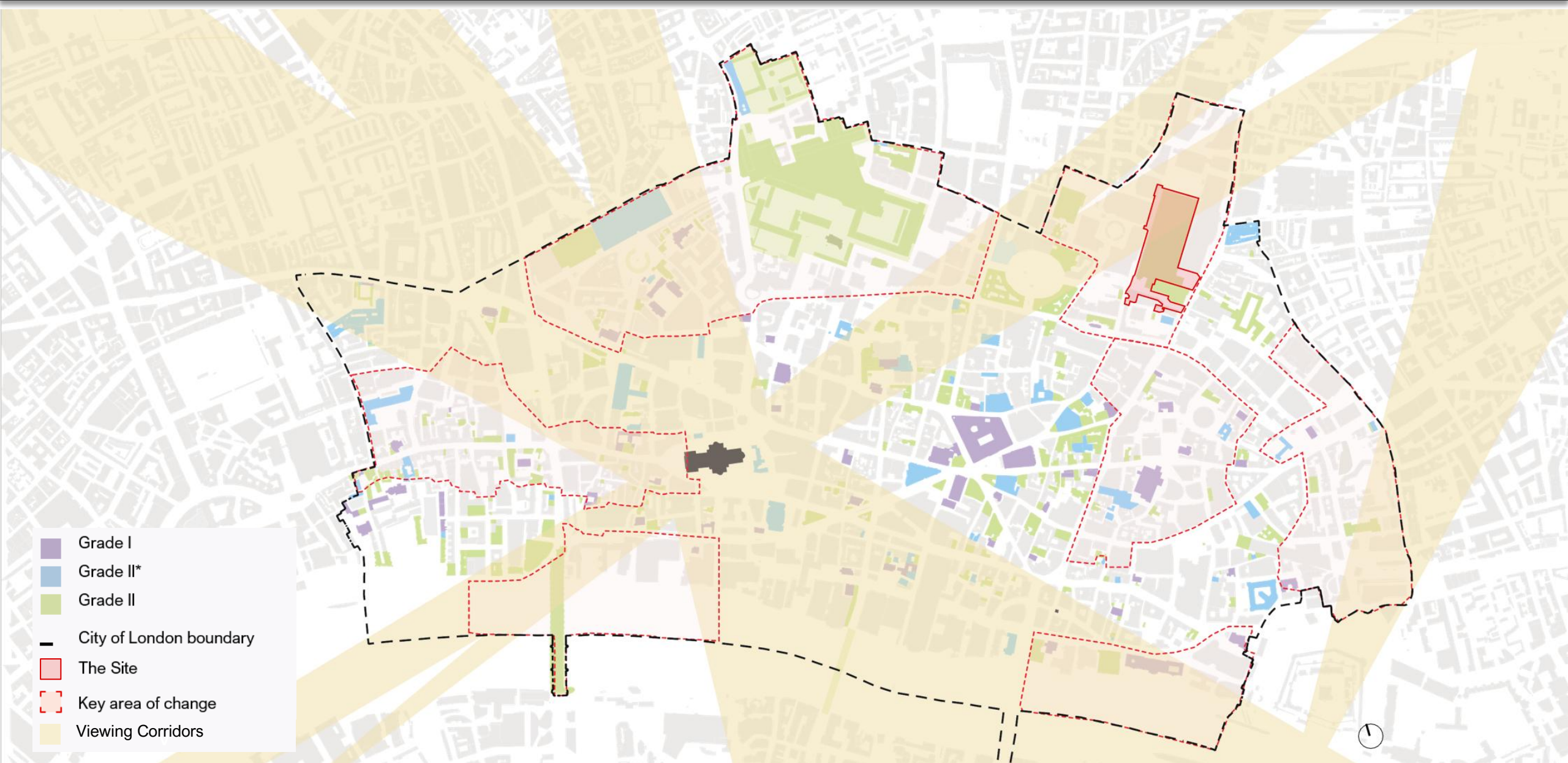


Rear elevation of Station and Exchange Square



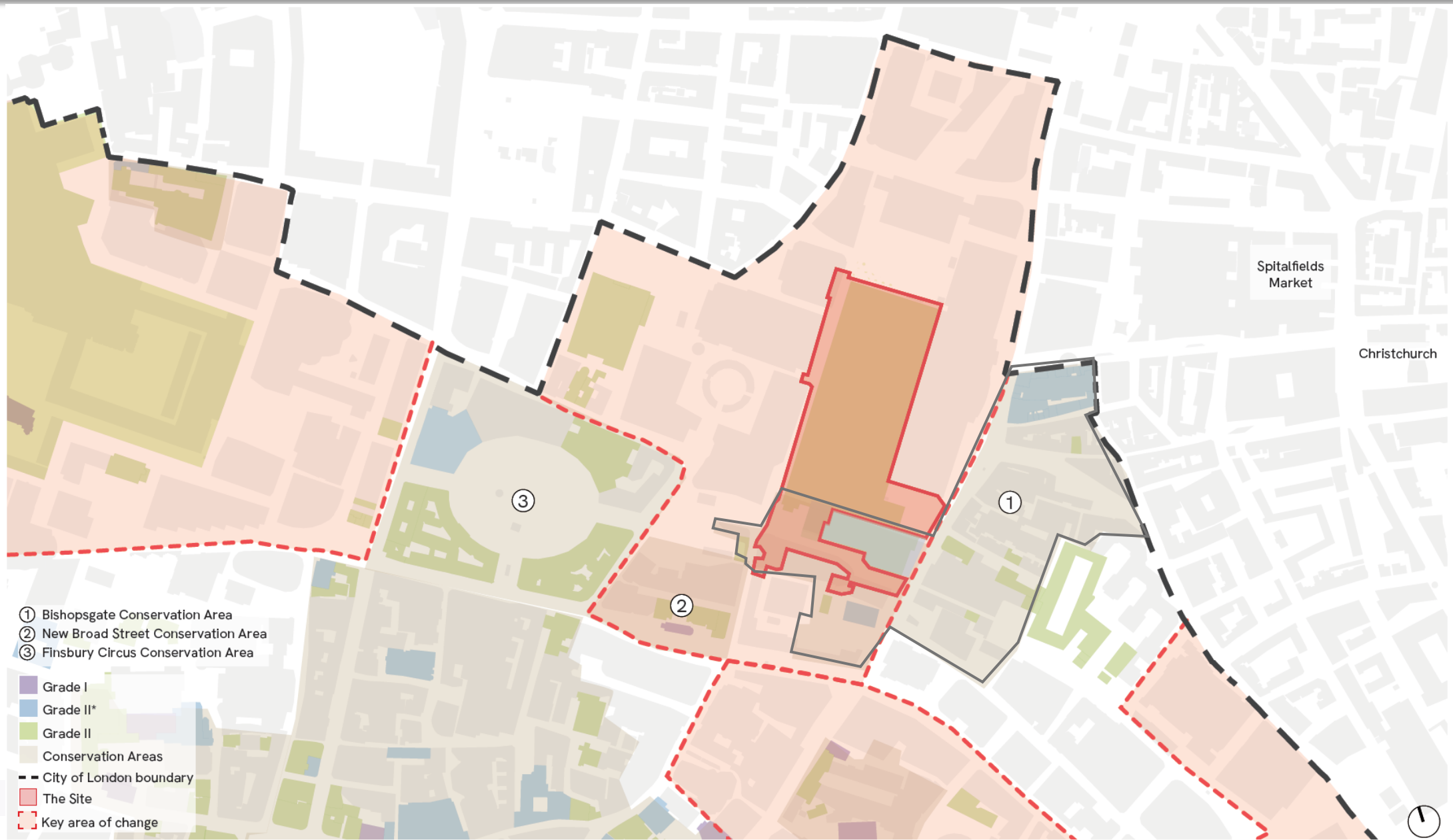
Stepped route north to Exchange square

Liverpool Street Station, London, EC2M 7PY



Heritage Context and Strategic views

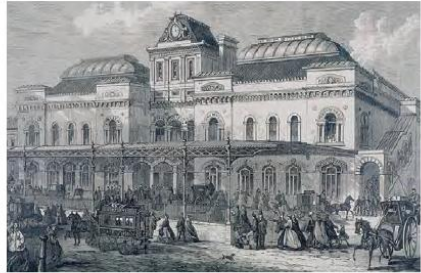
Liverpool Street Station, London, EC2M 7PY



Heritage Context

Liverpool Street Station, London, EC2M 7PY

1862



1875



1894



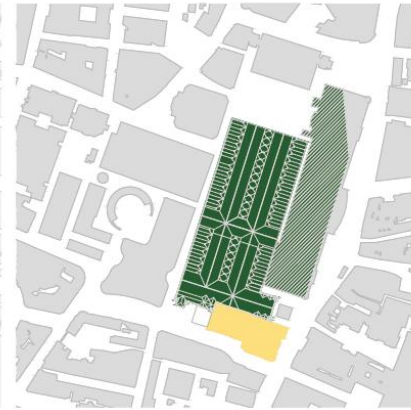
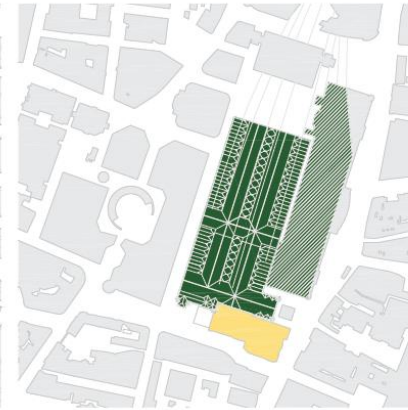
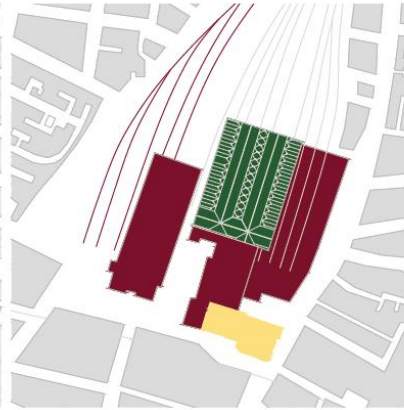
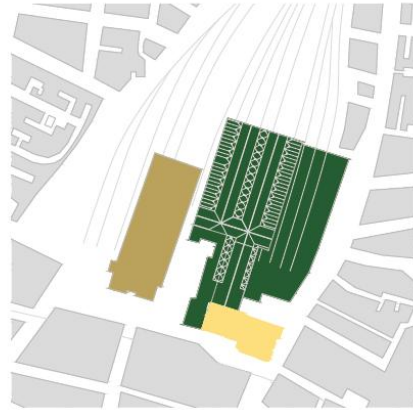
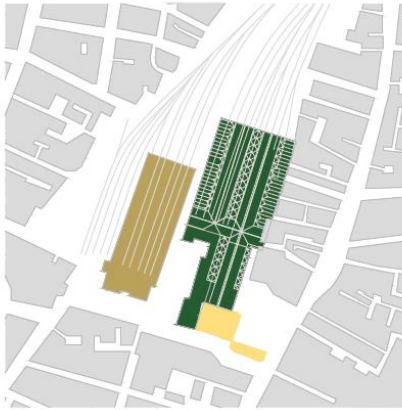
1985-1991



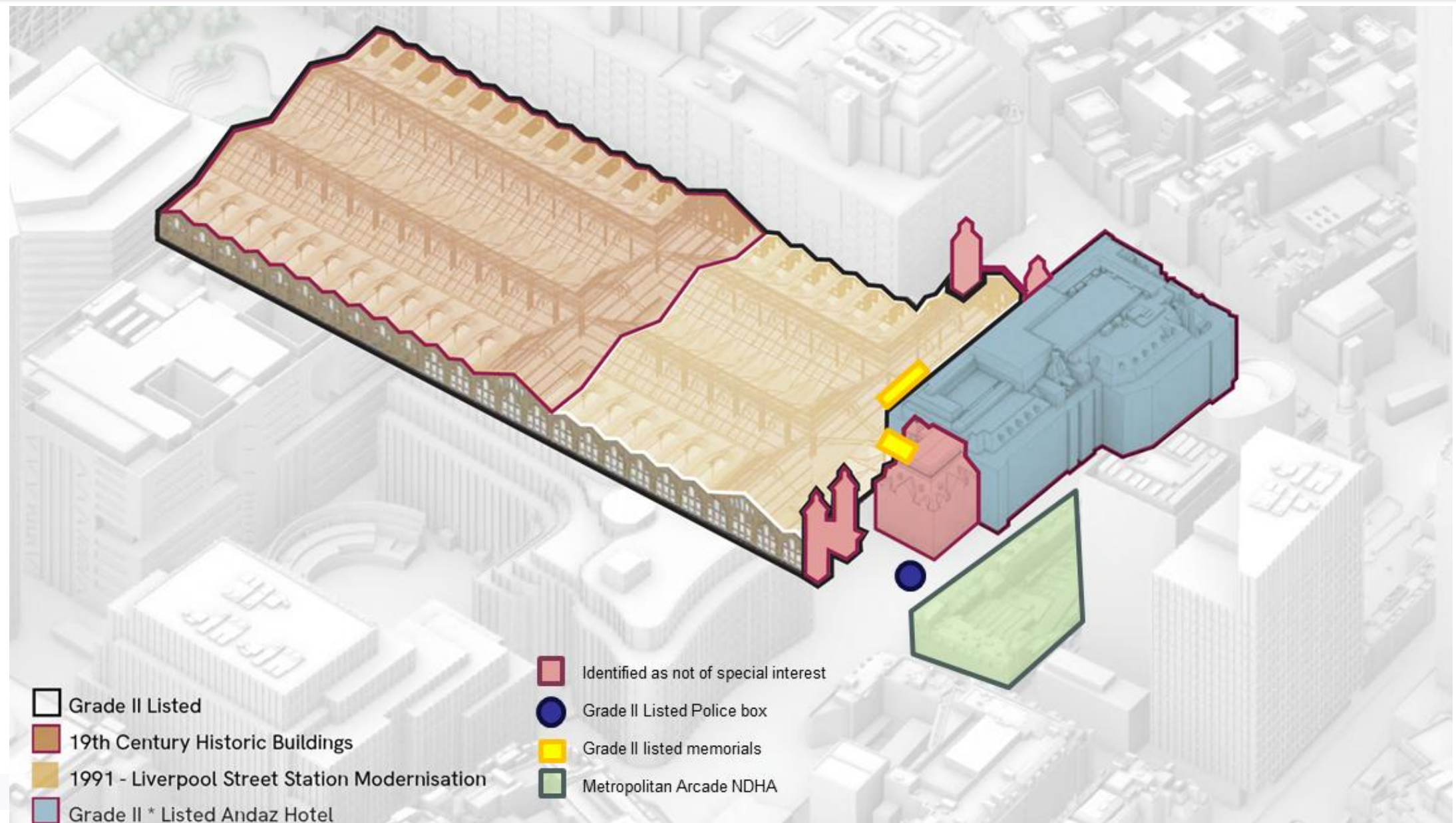
1991



2025

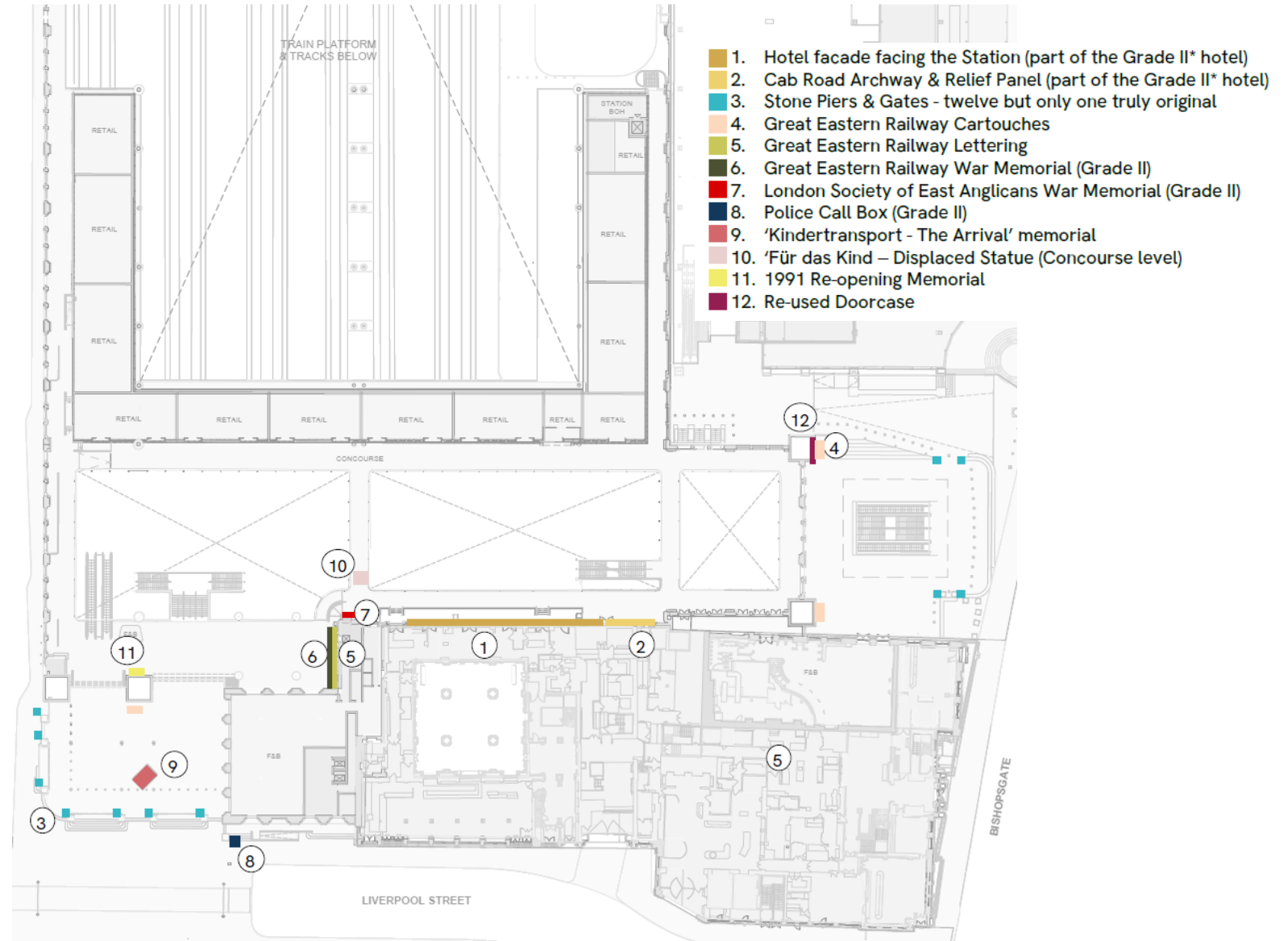


Liverpool Street Station, London, EC2M 7PY



Site Context

Liverpool Street Station, London, EC2M 7PY

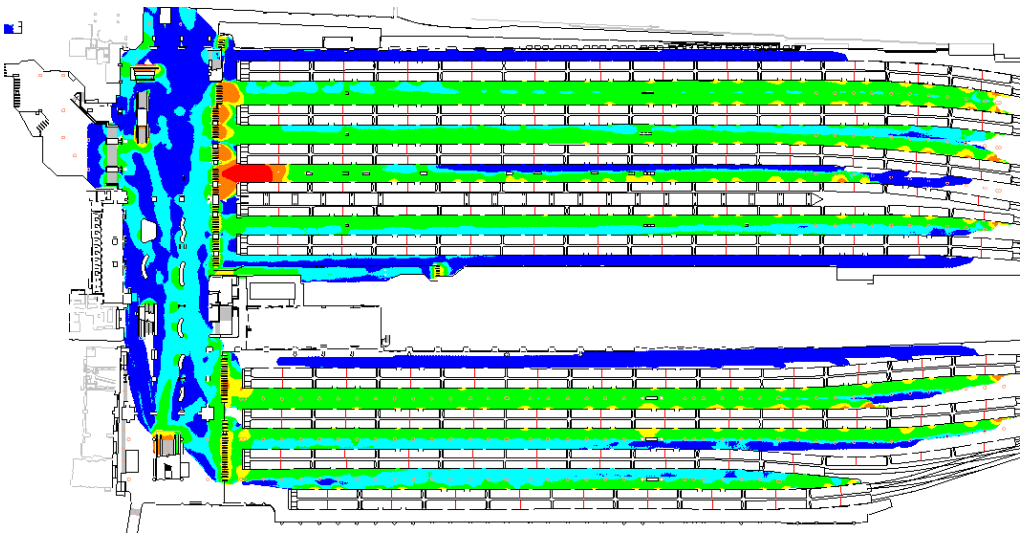


Existing location of Historic monuments and artifacts

Liverpool Street Station, London, EC2M 7PY

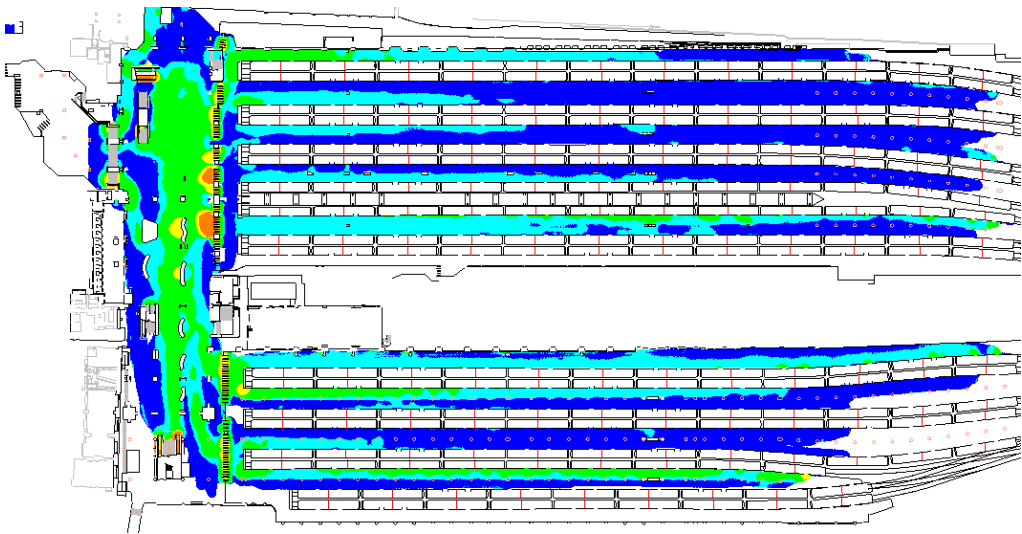
AM PEAK HOUR DENSITY MAP

2024 Do Minimum 8.45 AM

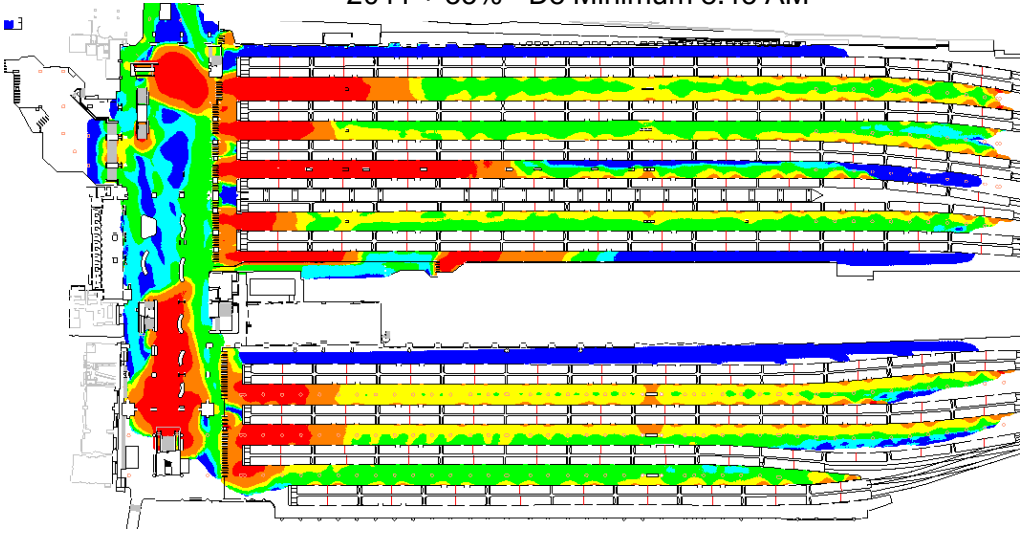


PM PEAK HOUR DENSITY MAP

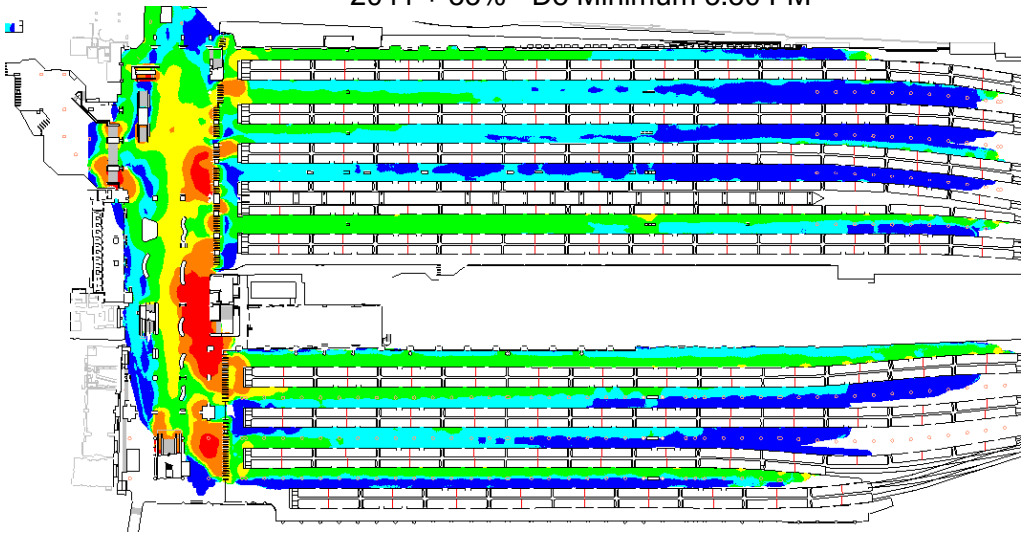
2024 - Do Minimum 5.30 PM



2041 + 35% - Do Minimum 8.45 AM

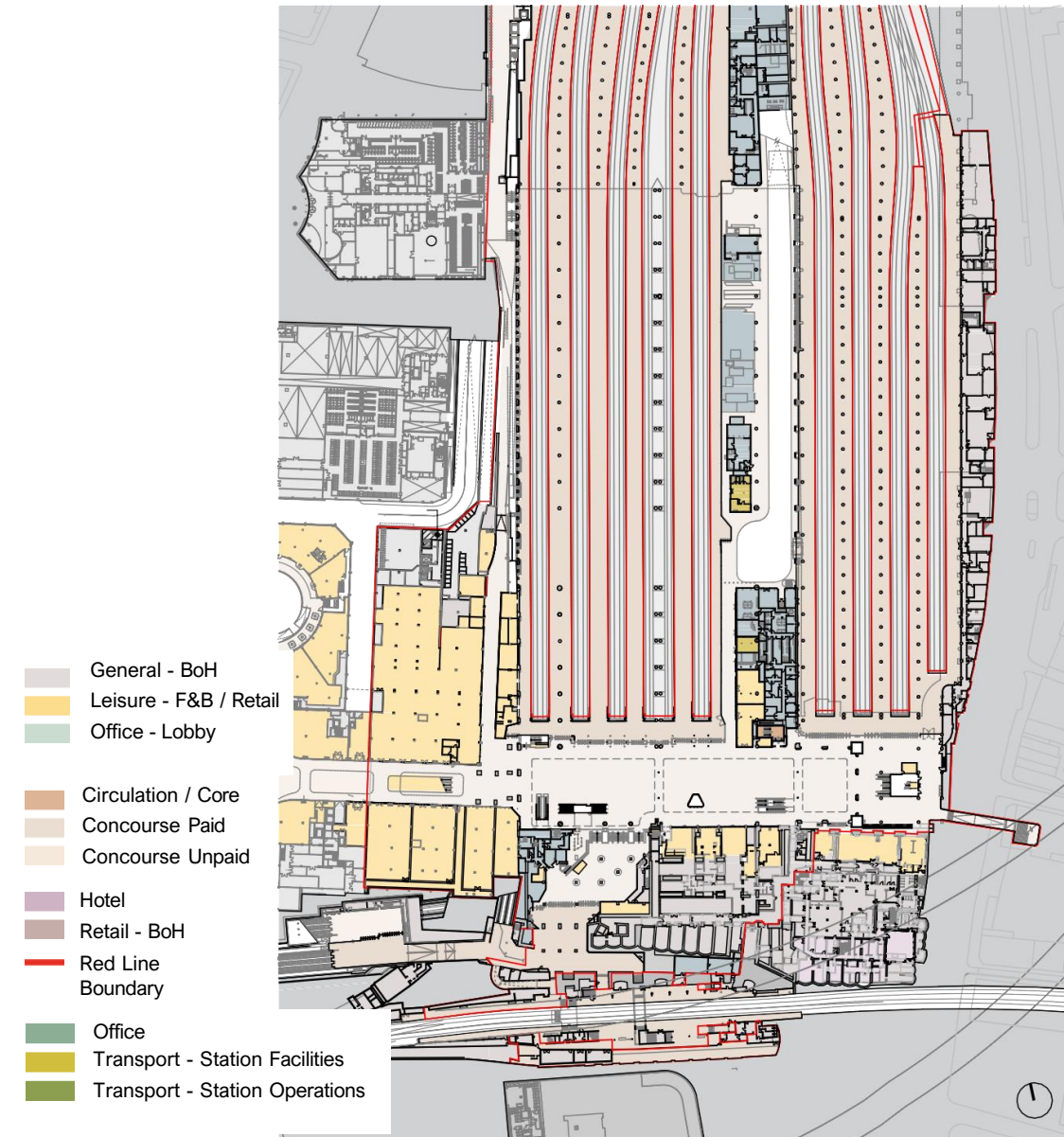


2041 + 35% - Do Minimum 5.30 PM



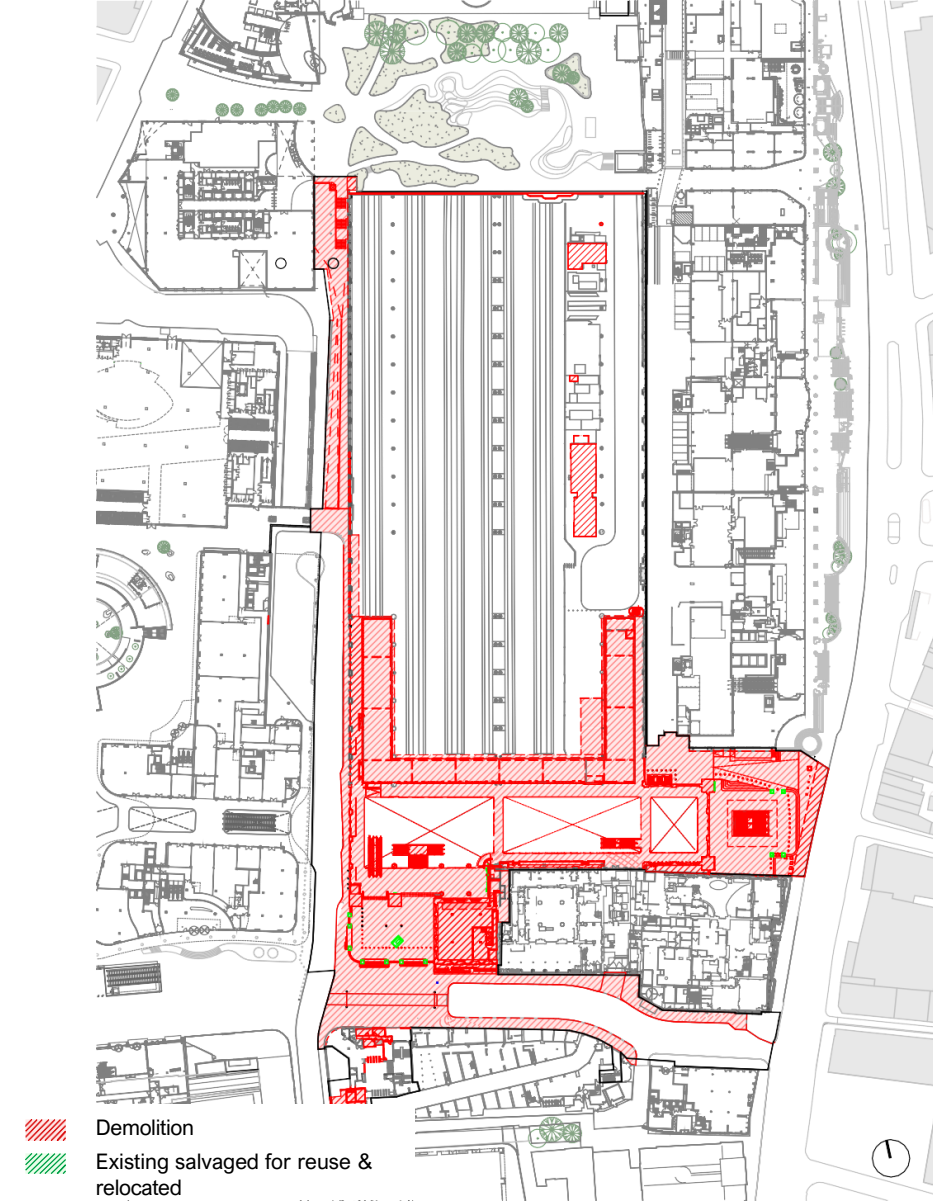
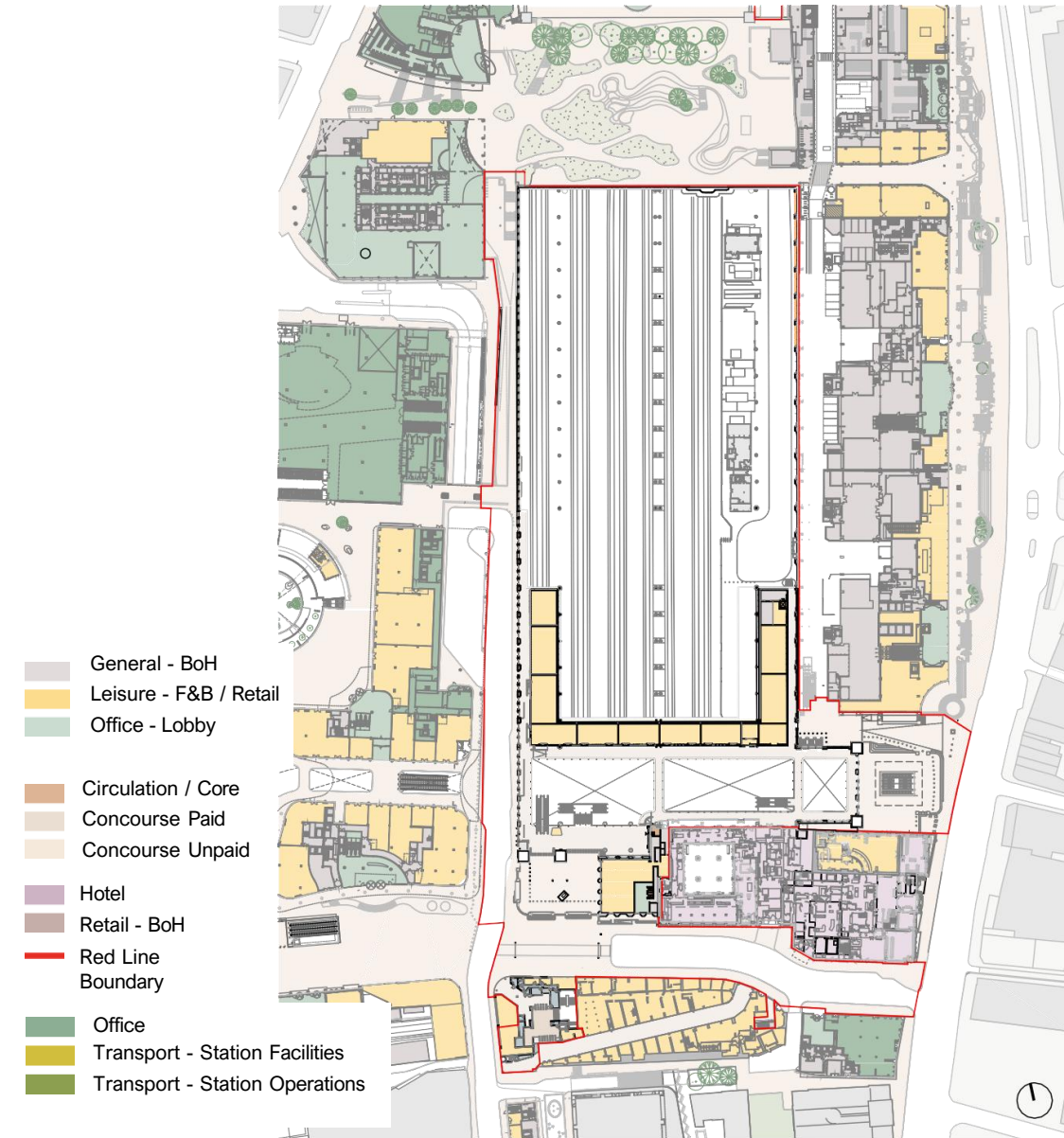
Level of service	Definition
A	Free circulation
B	Uni-directional flows and free circulation with only minor conflicts
C	Slightly restricted circulation, with difficulty passing other. Reverse and cross-flows with difficulty
D	Restricted circulation for most. Reverse and cross-flows with significant difficulty
E	Restricted circulation for all. Intermittent stoppages and serious difficulty for reverse and cross-flows
F	Complete breakdown of flow with frequent stoppages

Liverpool Street Station, London, EC2M 7PY



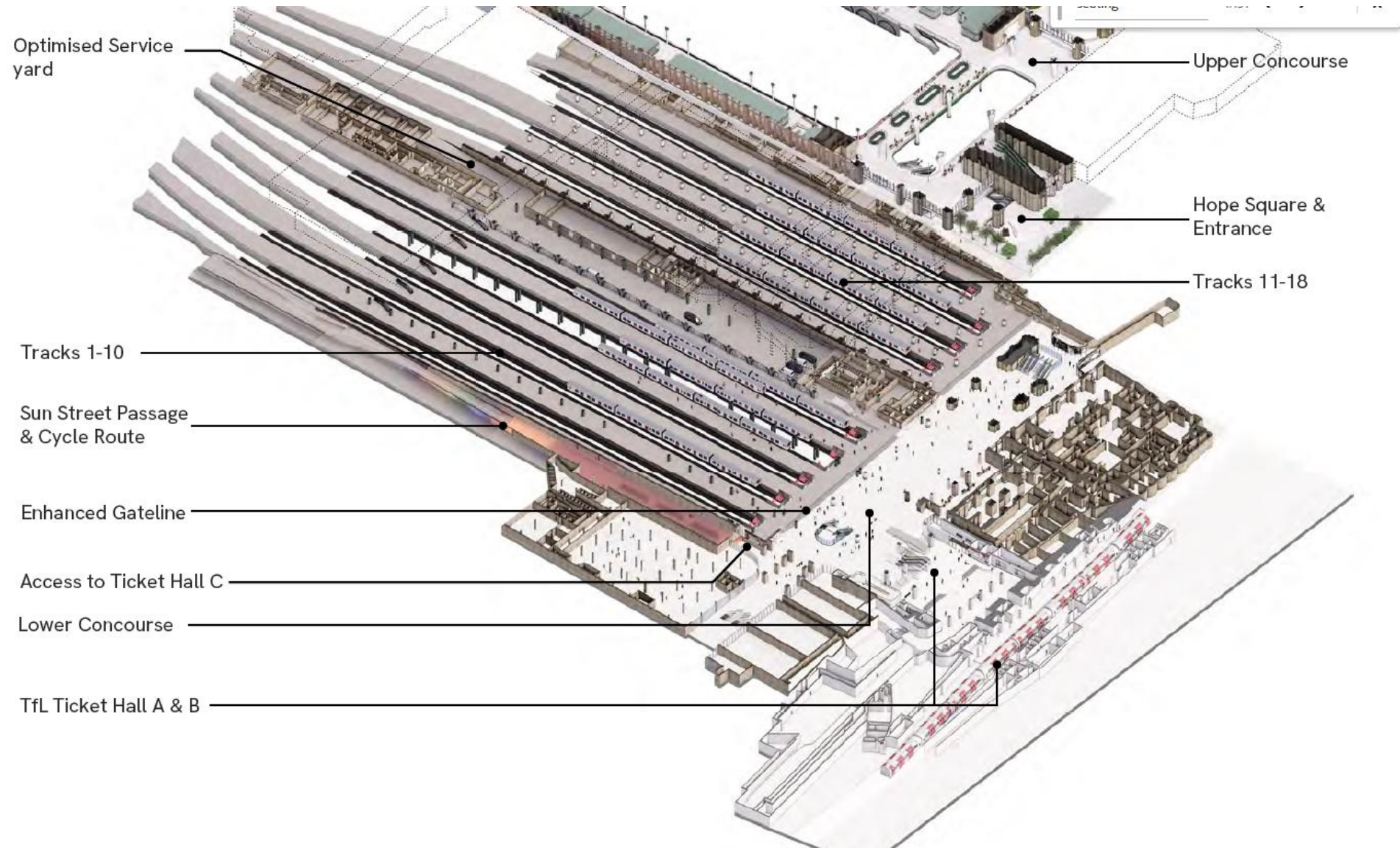
Liverpool Street Station Lower Concourse level plans, existing (left) and demolition (right)

Liverpool Street Station, London, EC2M 7PY



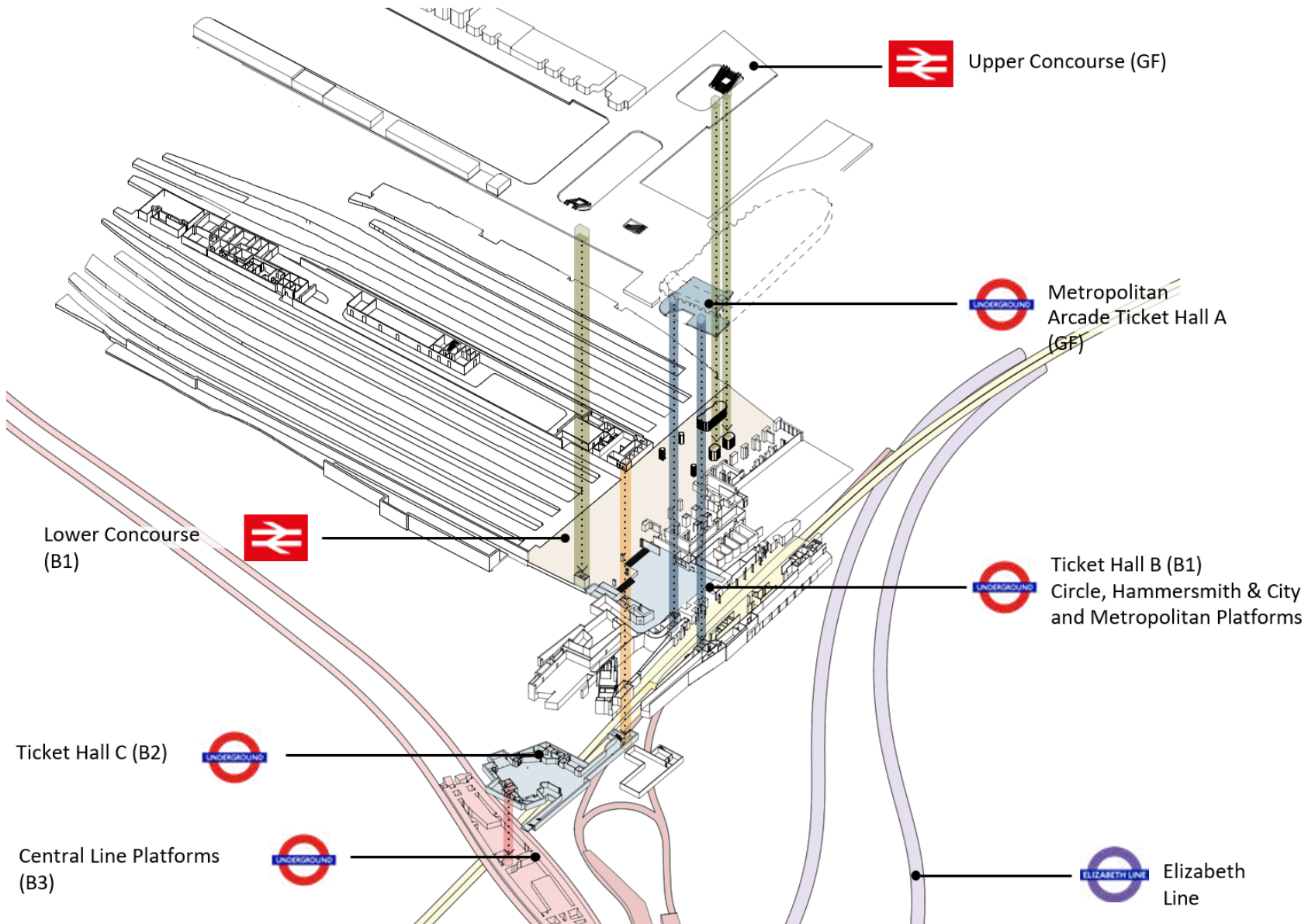
Liverpool Street Station Upper Concourse level plans, existing (left) and demolition (right)

Liverpool Street Station, London, EC2M 7PY



Proposals: Station Enhancements

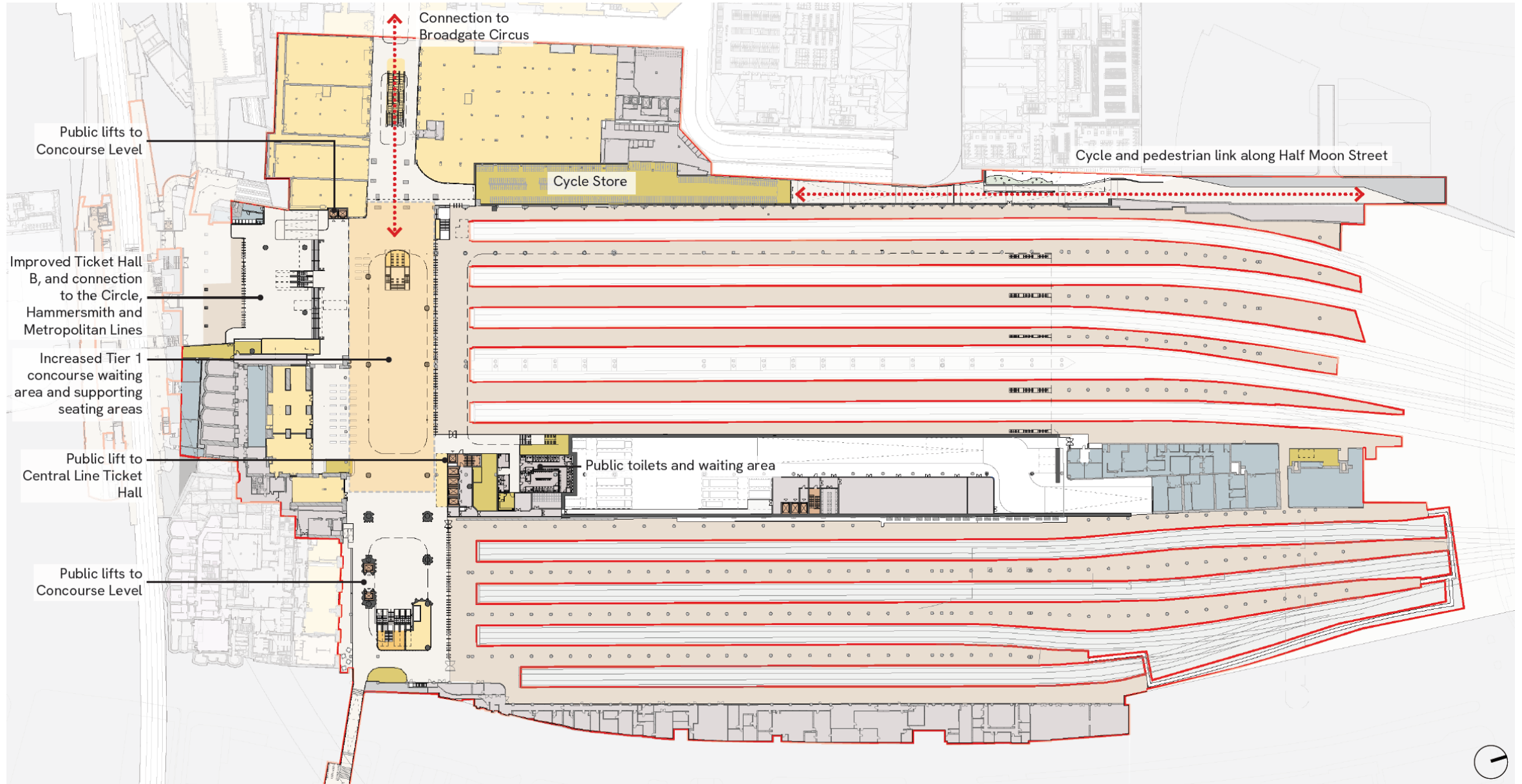
Liverpool Street Station, London, EC2M 7PY



**Step free
access to ALL
Network Rail
and TFL
platforms**

Proposed station enhancements – Step Free

Liverpool Street Station, London, EC2M 7PY



Proposed station enhancements Lower concourse

Liverpool Street Station, London, EC2M 7PY



Fig.13.372. Existing congested entrance to Ticket Hall B.



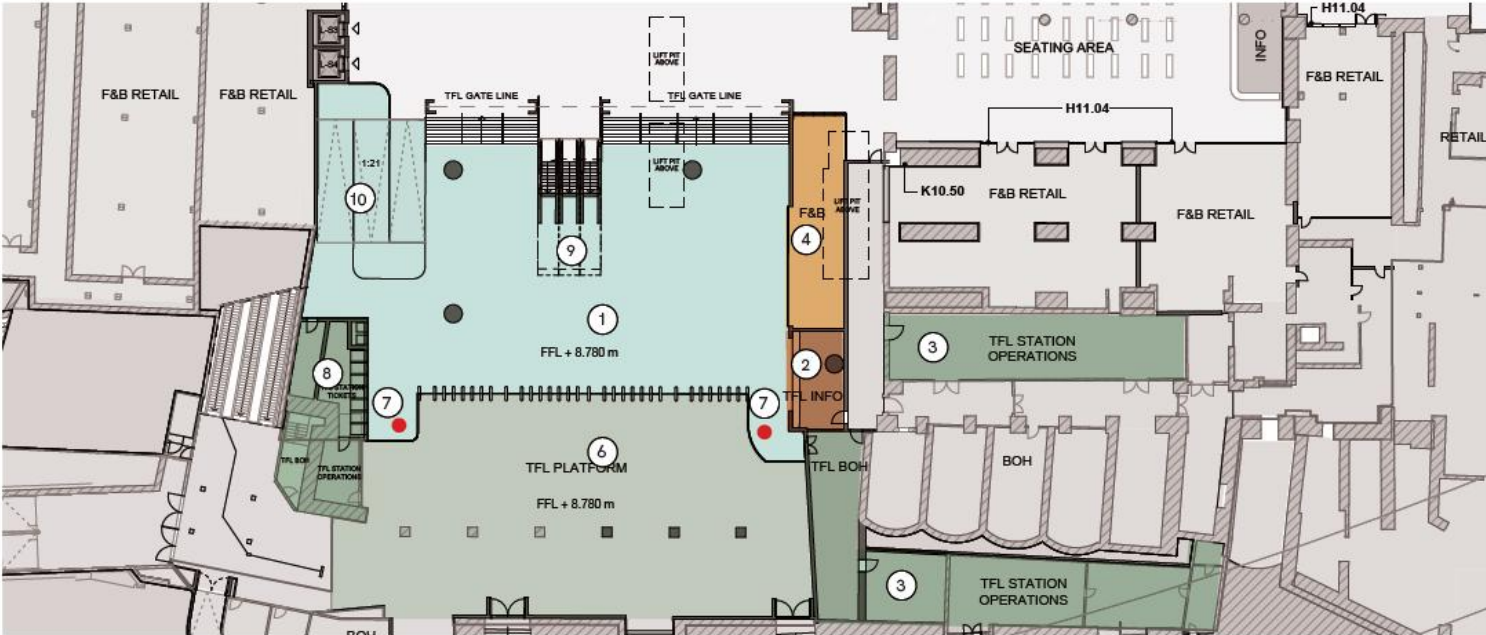
Existing Plan



Fig.13.373. Proposed through Ticket Hall B towards platforms



Fig.13.374. Proposed approach to Ticket Hall B from platform exit

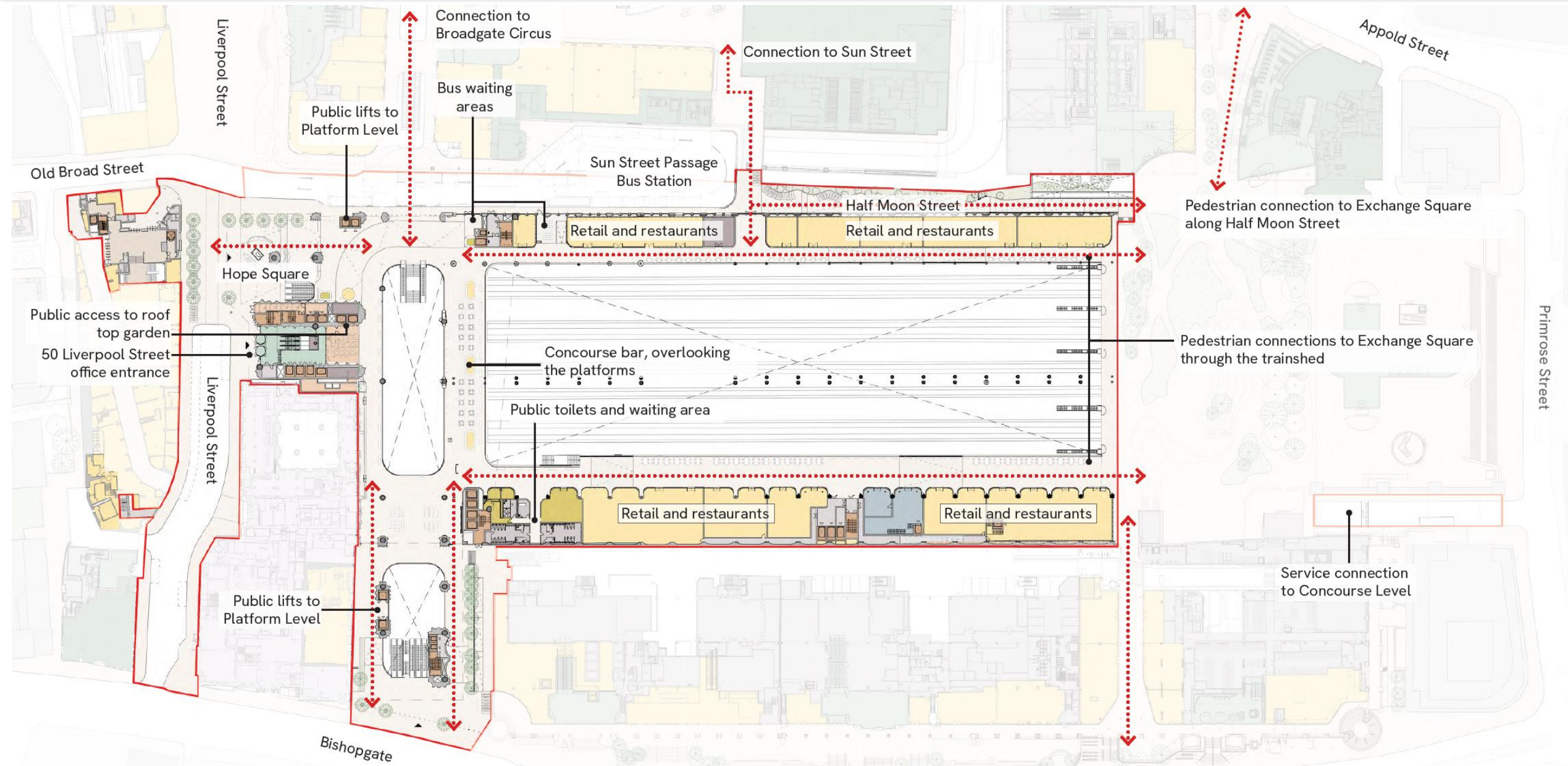


- ① Unpaid Concourse
- ② Ticket Office
- ③ Tfl Back of House
- ④ Retail
- ⑤ Control Room
- ⑥ Paid Concourse
- ⑦ Safe Space
- ⑧ Counting
- ⑨ Potential Kiosk or Exhibition space
- ⑩ Gently sloped route

Proposed Plan

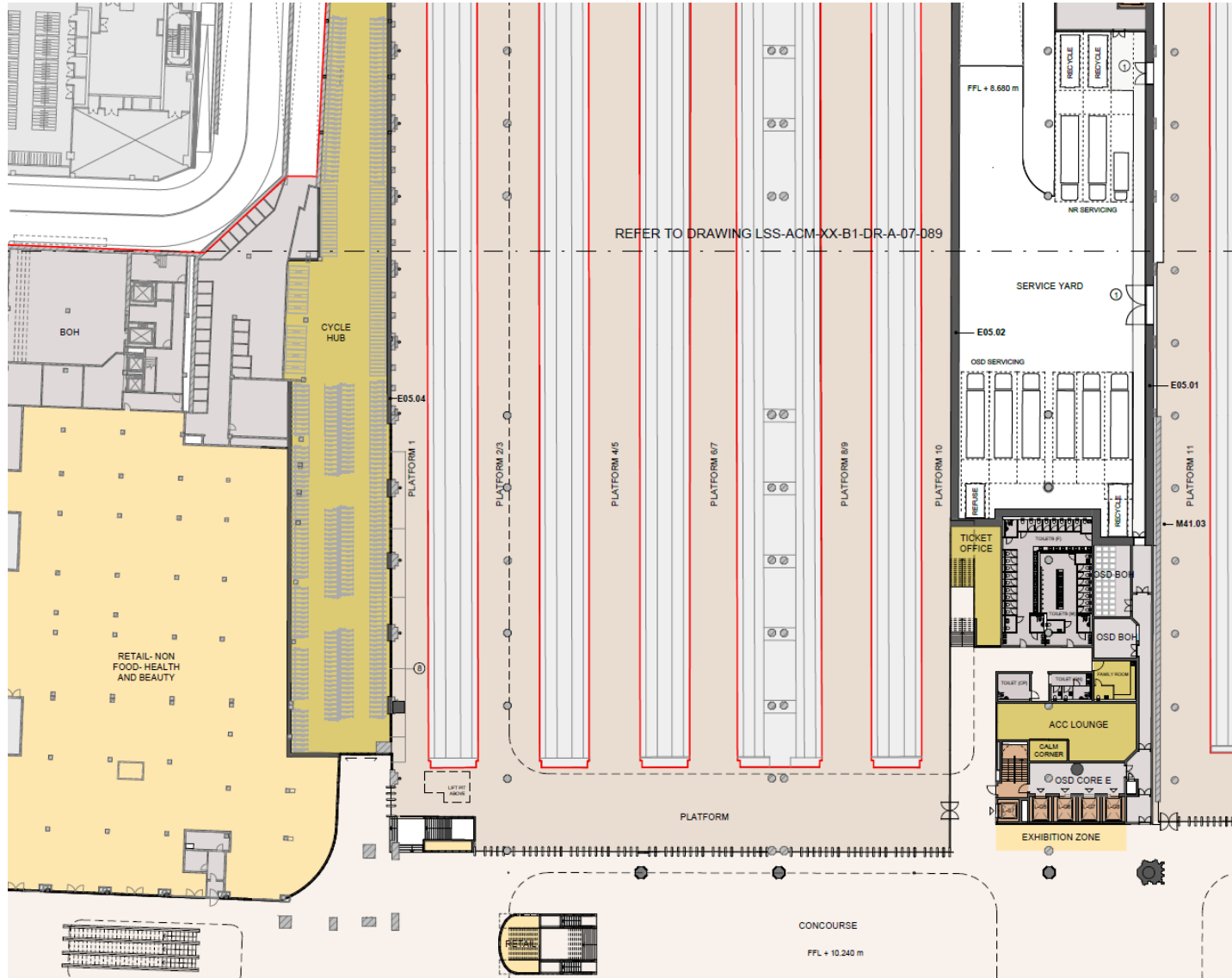
Proposed station enhancements: TFL Ticket hall B

Liverpool Street Station, London, EC2M 7PY



Proposed station enhancements Upper concourse

Liverpool Street Station, London, EC2M 7PY



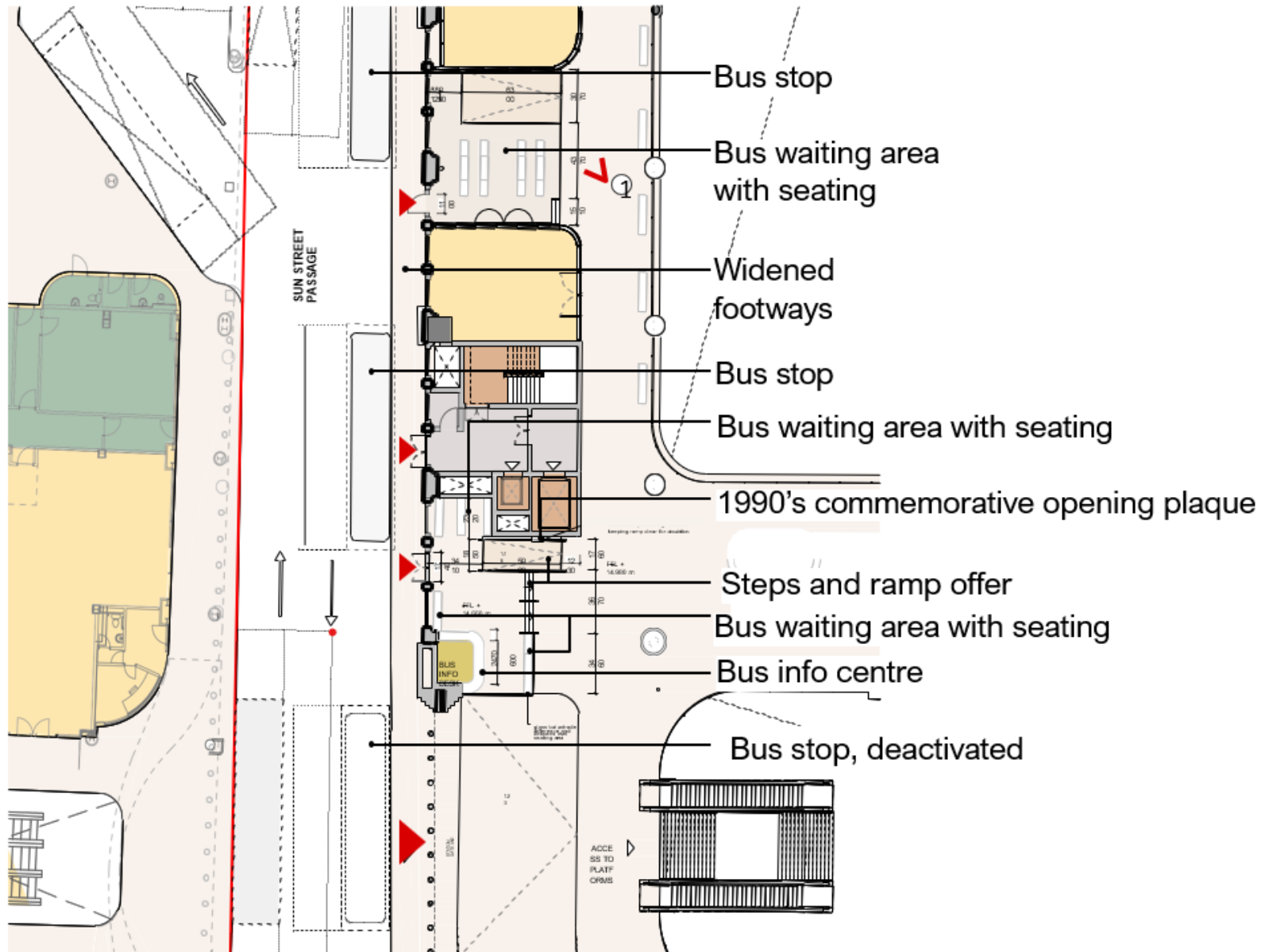
Proposed Lower Concourse Plan of cycle hub

- The hub provides 732 long stay cycle parking including:
- 650 regular cycle spaces stacking in two tier racks
 - 66 Sheffield stands
 - 16 spaces for wider / longer cycles



Indicative image of cycle hub interior

Liverpool Street Station, London, EC2M 7PY



Proposed bus seating area and info desk



Proposed bus waiting area

Proposed station enhancements: Bus station

Liverpool Street Station, London, EC2M 7PY

Figure 5-37: Cumulative Mean Densities (Walkway) - Lower Concourse - Do Minimum AM 2041+35%

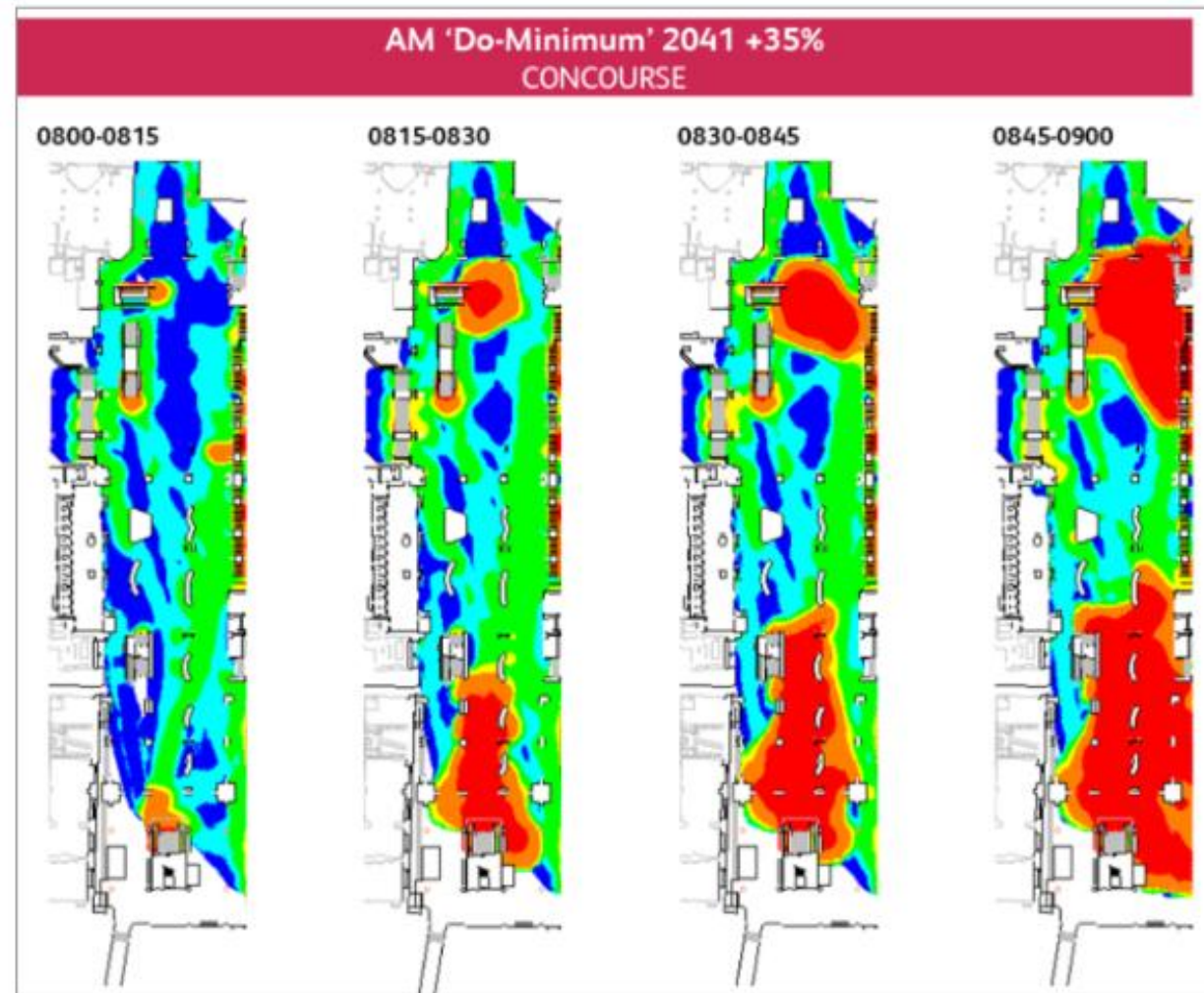
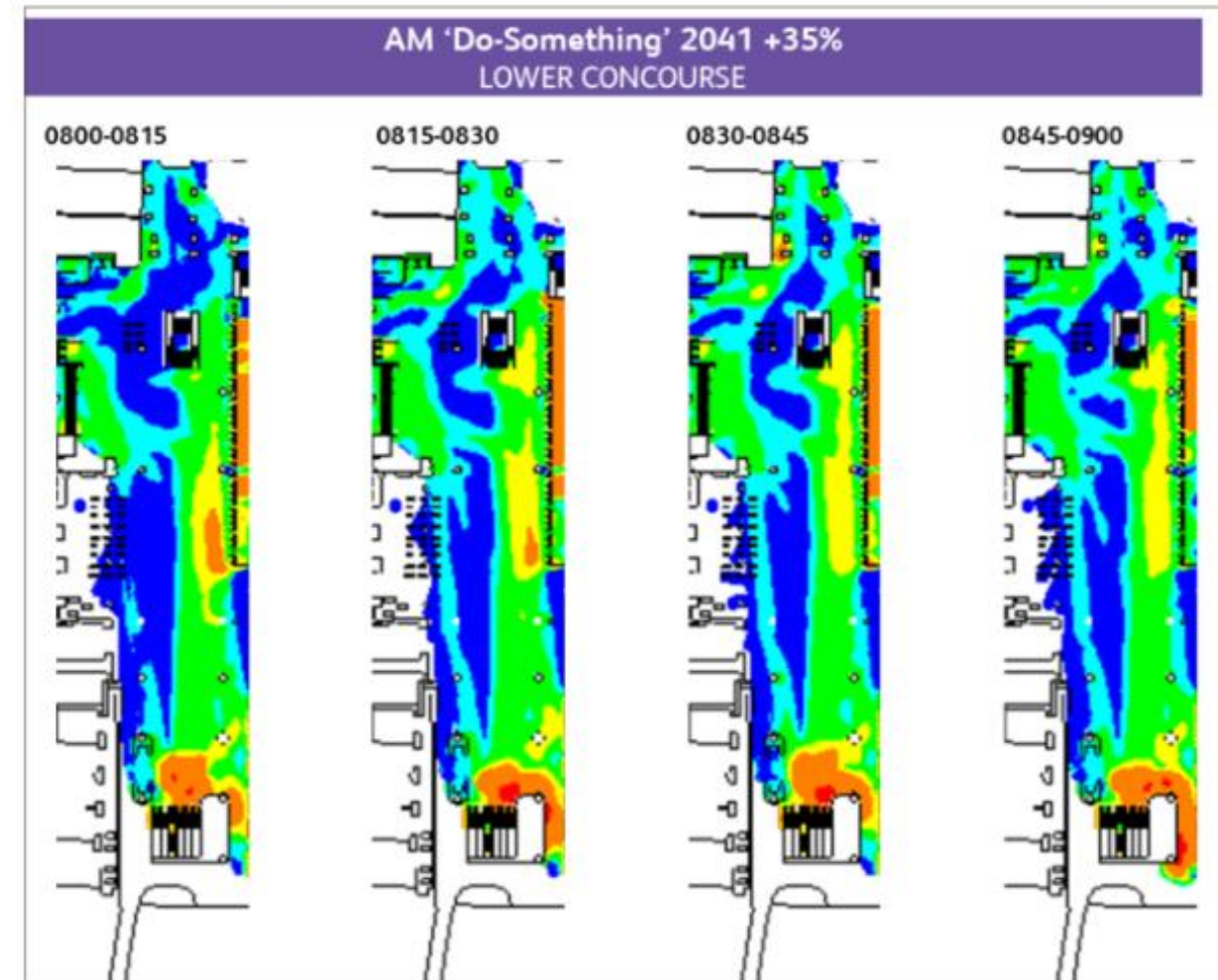
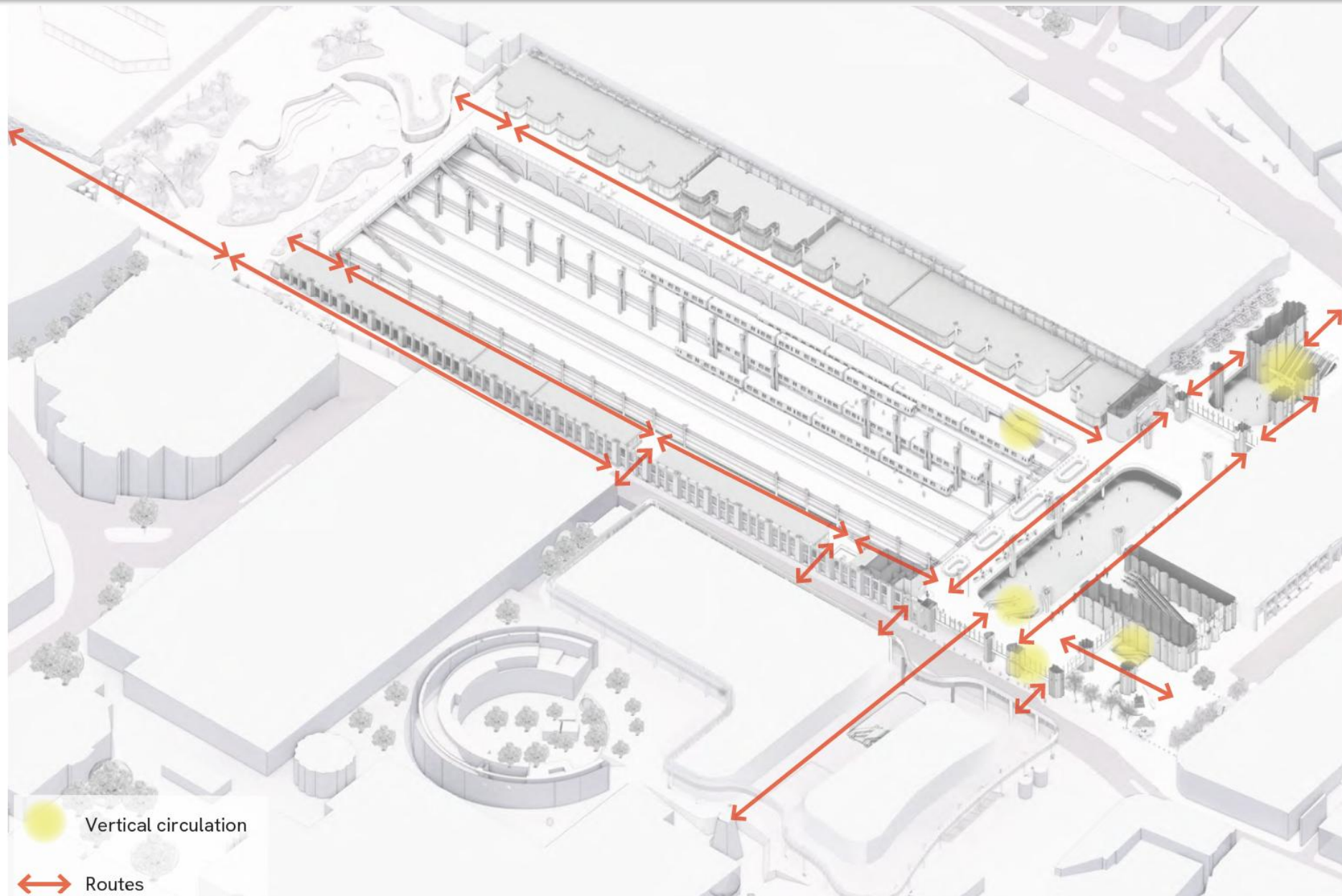


Figure 5-38: Cumulative Mean Densities (Walkway) - Lower Concourse - Do Something AM 2041+35%



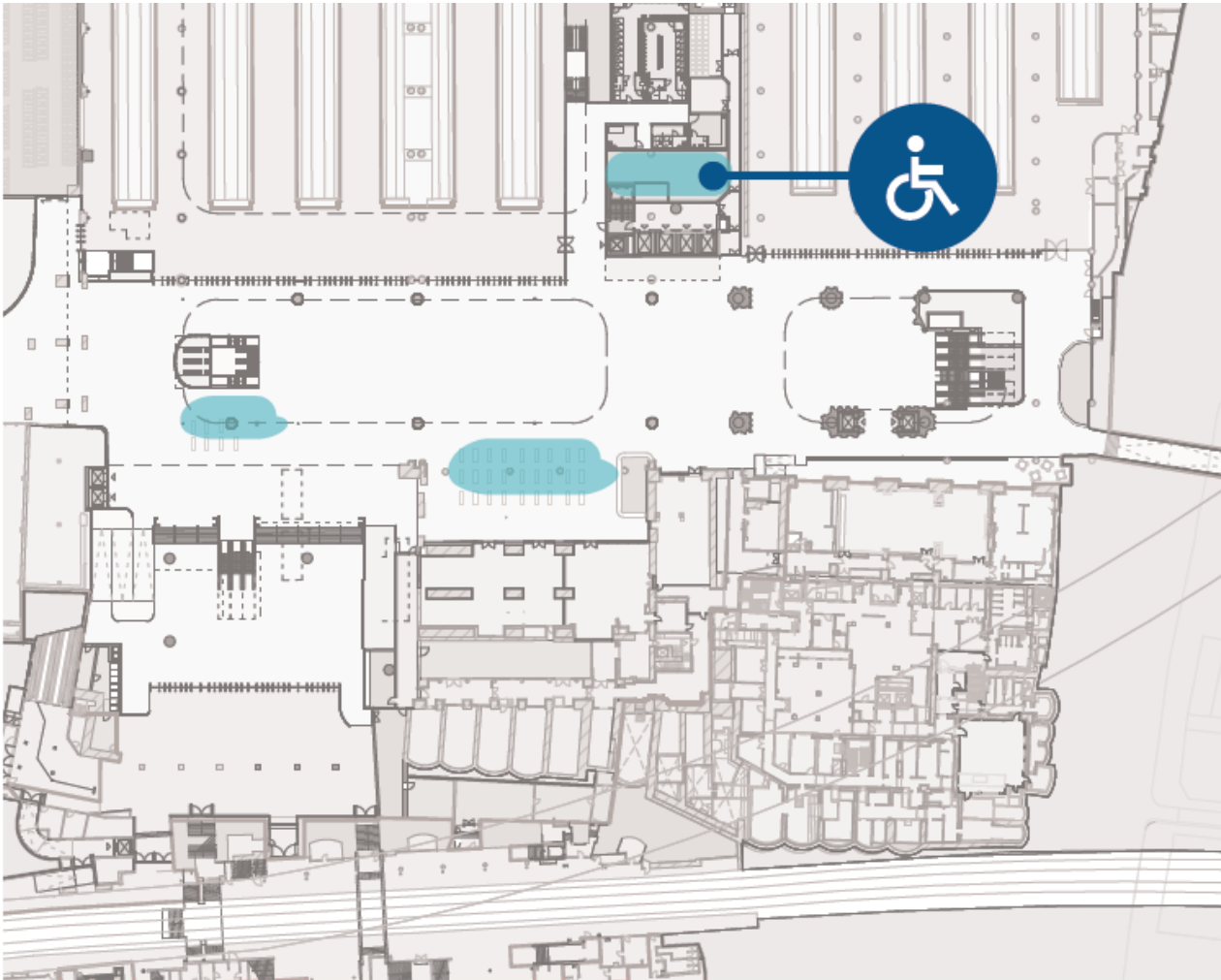
Proposed Station enhancements: Station capacity modelling for the Lower concourse AM

Liverpool Street Station, London, EC2M 7PY

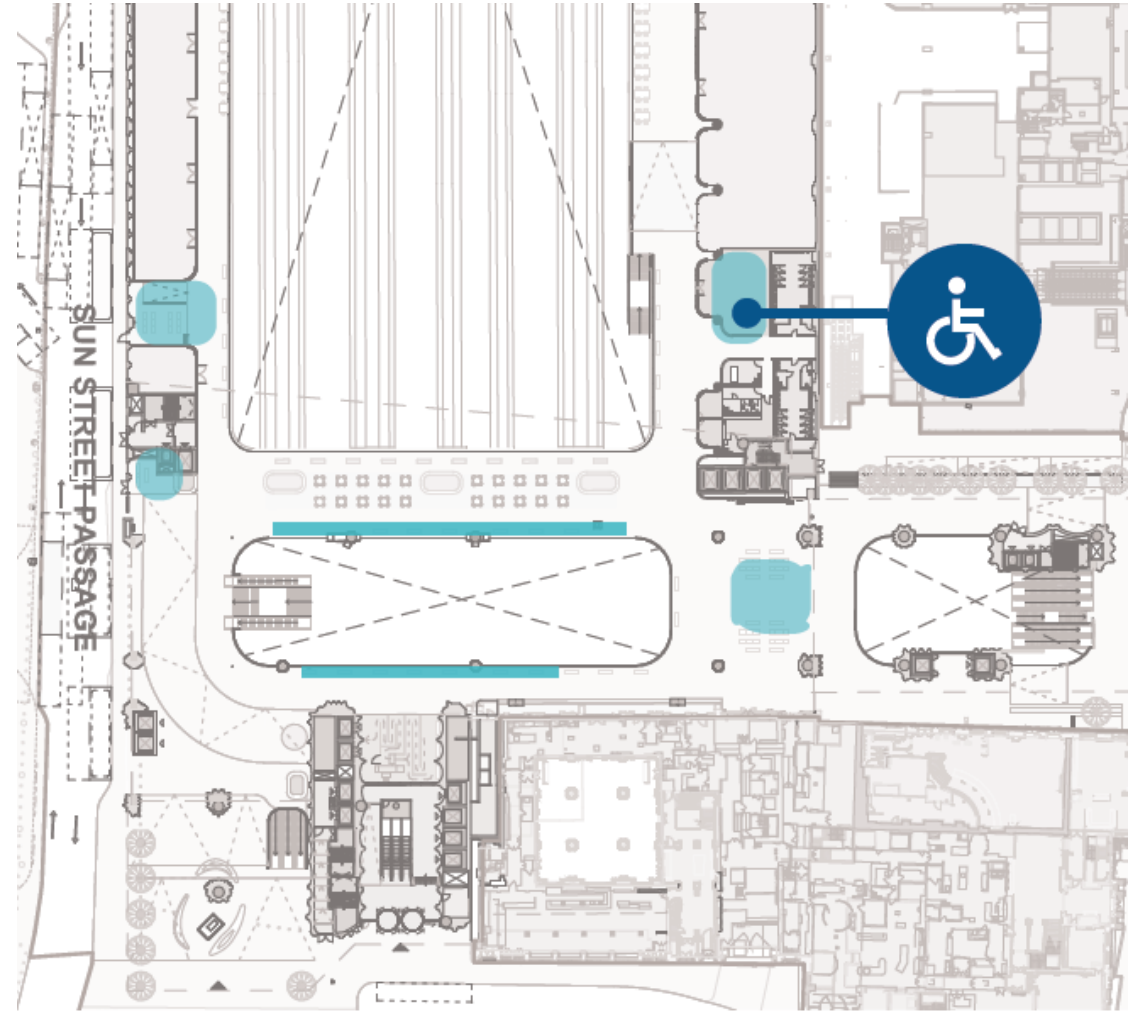


Proposed station enhancements – Wider connections to City

Liverpool Street Station, London, EC2M 7PY



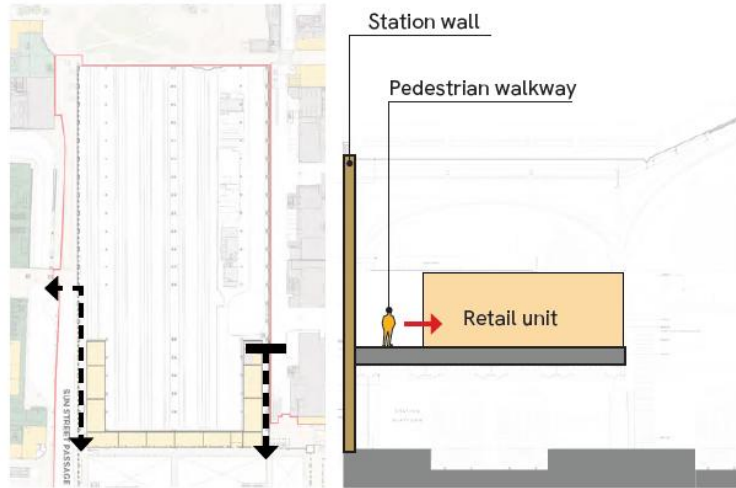
Proposed Lower Concourse Plan of new seating areas



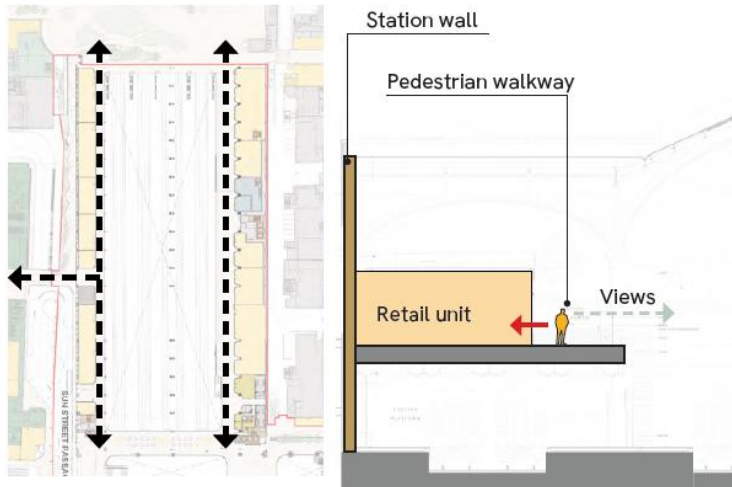
Proposed Upper Concourse Plan of new seating areas

Liverpool Street Station, London, EC2M 7PY

Existing station retail unit layout and appearance



Proposed station retail strategy and unit design



Proposed station enhancements: Station retail provision

Liverpool Street Station, London, EC2M 7PY



Proposed station enhancements: CGI of lower concourse looking to TFL ticket hall B

Liverpool Street Station, London, EC2M 7PY



Proposed Station roof



Proposed
Station roof
structure details

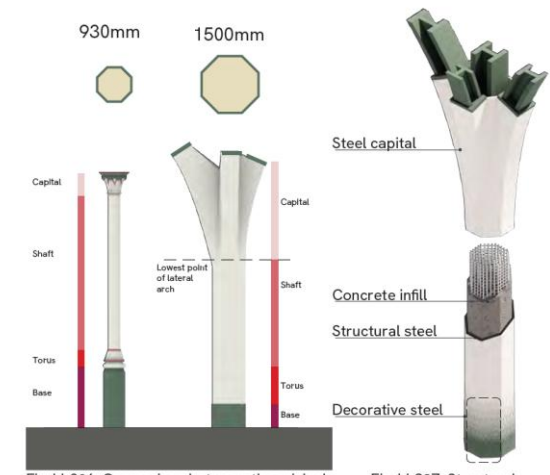
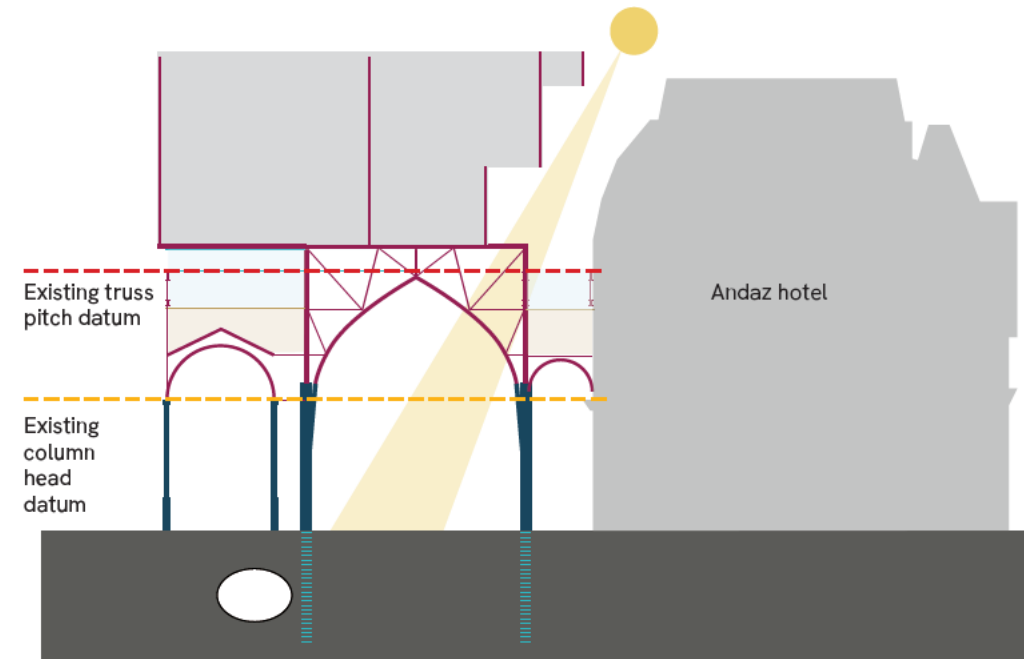


Fig.11.326. Comparison between the original and new column

Fig.11.327. Structural build up of the proposed column

Proposed station upper concourse and new station roof

Liverpool Street Station, London, EC2M 7PY



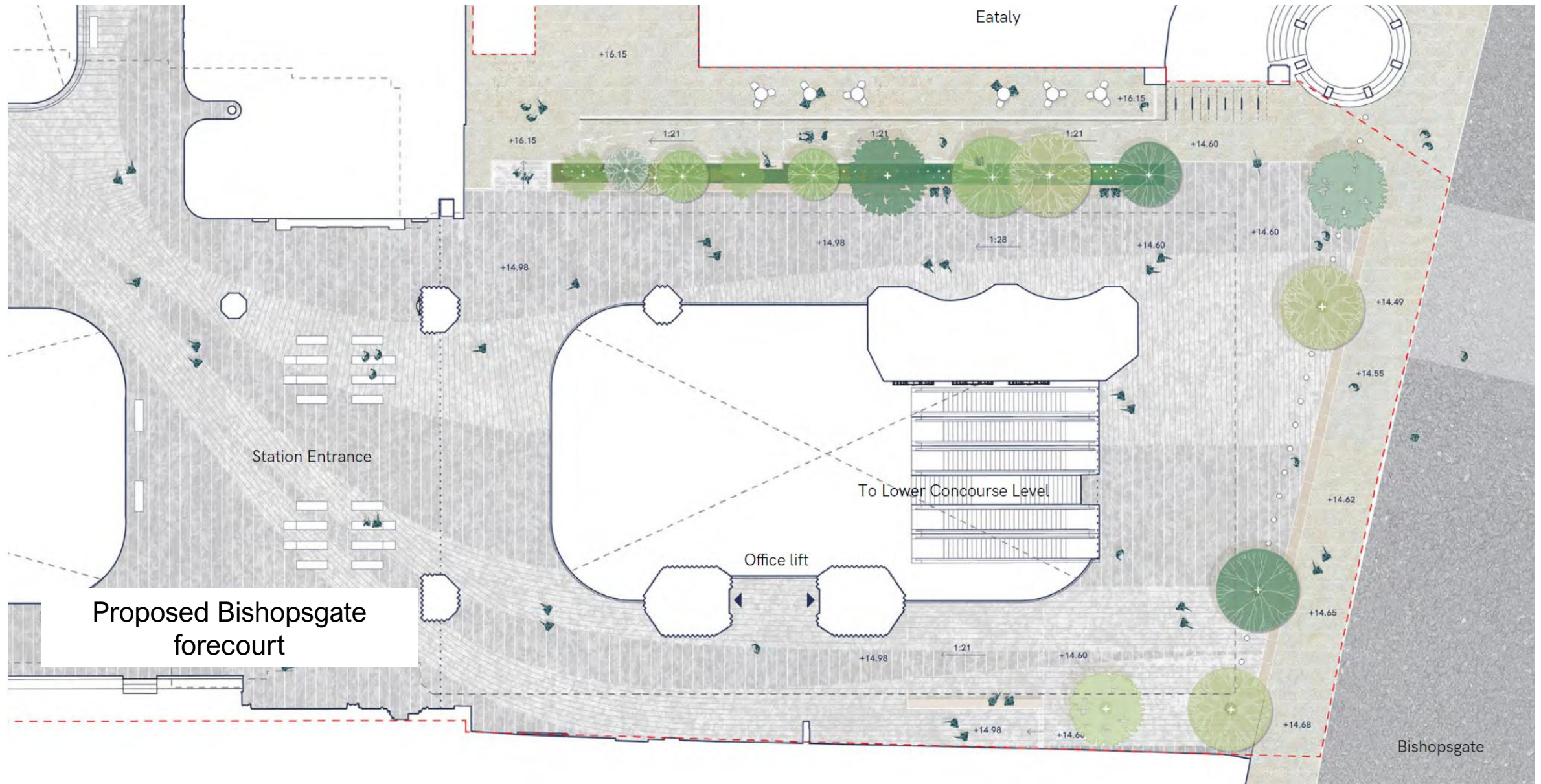
Proposed Bishopsgate station entrance



Proposed Bishopsgate station entrance from lower concourse level

Proposed Bishopsgate entrance

Liverpool Street Station, London, EC2M 7PY



Proposed station enhancements: Station entrances and public realm

Liverpool Street Station, London, EC2M 7PY

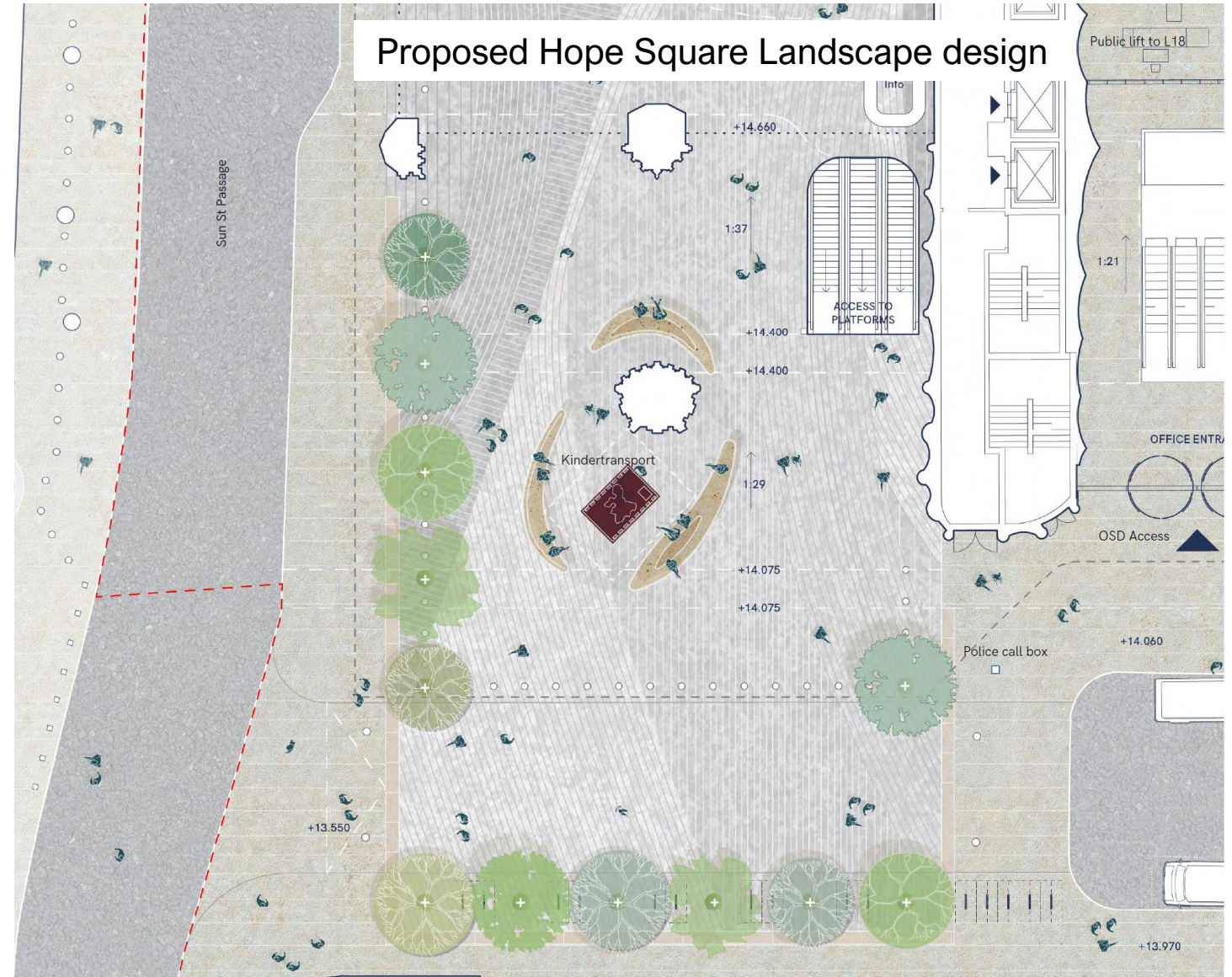


Proposed Liverpool Street station entrance archways

Liverpool Street Station, London, EC2M 7PY

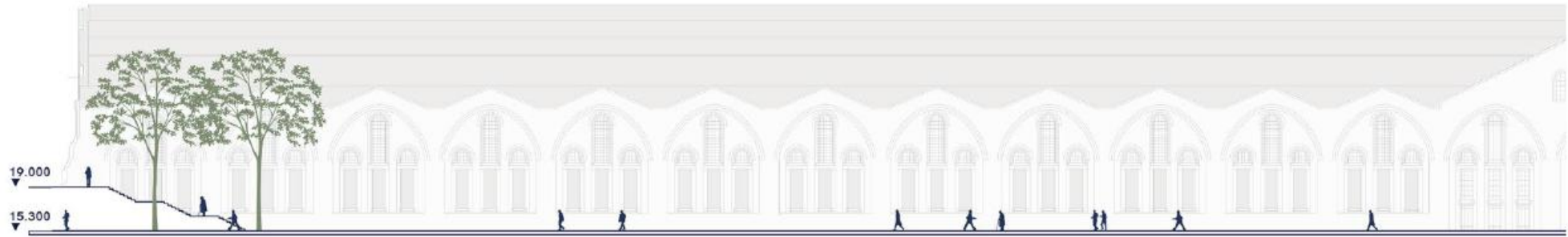


Proposed Kindertransport Sculpture
location and setting

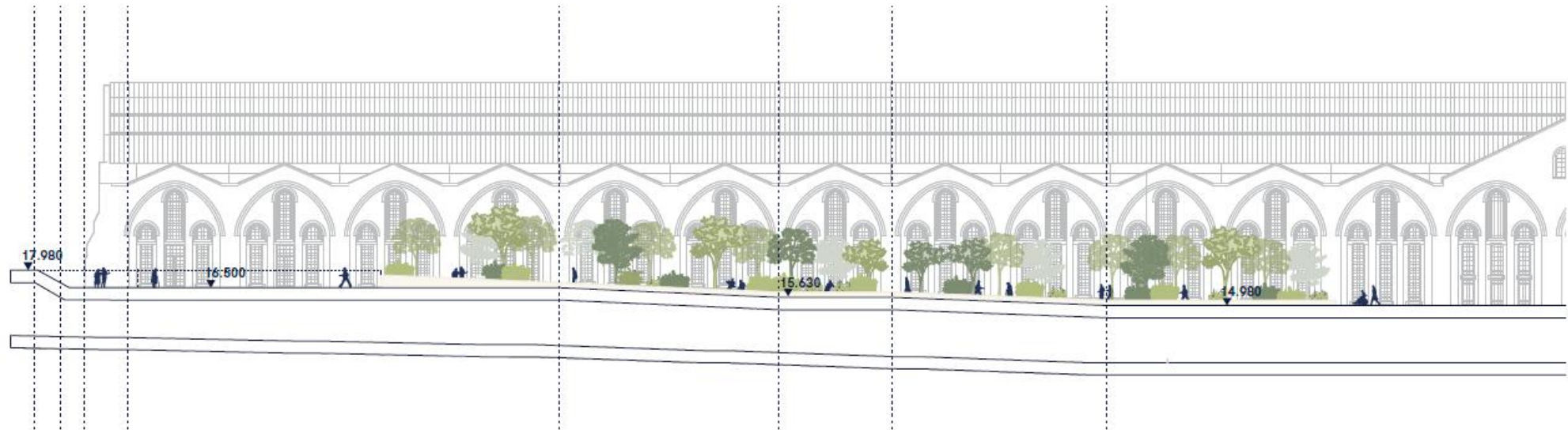


Proposed Hope Square Landscaping

Liverpool Street Station, London, EC2M 7PY



West elevation, Sun St Passage today, stepped access to Exchange Square



West elevation, Sun St Passage as a step-free route

Proposed Sun Street Passage

Liverpool Street Station, London, EC2M 7PY

				
C41.01 RETAINED CAB ARCHWAY & RELIEF PANEL	C41.02A REUSED DOORCASE RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.02B REUSED DOORCASE RELIC RELOCATED FROM SITE REINSTALLED FROM OFF-SITE TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS	C41.03A REPLICA PORTLAND-STONE PIERS RELICS (x12) TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.03B REPLICA PORTLAND-STONE PIERS RELICS (x12) REINSTALLED FROM OFF-SITE TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS	C41.04A REPLICA GREAT EASTERN RAILWAY CARTOUCHE RELICS TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.04B REPLICA GREAT EASTERN RAILWAY CARTOUCHE RELICS (ALL EXCEPT 1 X LETTERED 'N') REINSTALLED FROM OFF-SITE TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS. C41.04C REPLICA GREAT EASTERN RAILWAY CARTOUCHE RELIC LETTERED 'N' REINSTALLED FROM OFF-SITE TO NEW BISHOPSGATE ENTRANCE, ALONG SIDE ORIGINAL CARTOUCHE (C41.23). FIXINGS TO MATCH EXISTING LOCATIONS	C41.05A GREAT EASTERN RAILWAY LETTERING RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.05B GREAT EASTERN RAILWAY LETTERING RELIC REINSTALLED FROM OFF-SITE TOGETHER WITH THE WAR MEMORIAL TO NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS
				
REFER LBC 3 GREAT EASTERN RAILWAY WAR MEMORIAL C41.06A GRADE II LISTED GREAT EASTERN RAILWAY WAR MEMORIAL RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.06B GRADE II LISTED GREAT EASTERN RAILWAY WAR MEMORIAL RELIC REINSTALLED IN NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS	REFER LBC 3 GREAT EASTERN RAILWAY WAR MEMORIAL C41.07A CAPTAIN FRYATT & SIR HENRY WILSON BART MEMORIALS, PART OF THE GRADE II LISTED GREAT EASTERN RAILWAY WAR MEMORIAL RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.07B CAPTAIN FRYATT & SIR HENRY WILSON BART MEMORIALS, PART OF THE GRADE II LISTED GREAT EASTERN RAILWAY WAR MEMORIAL RELIC TO BE RELOCATED EITHER SIDE OF SIR WAR MEMORIAL AS PER HISTORIC ARRANGEMENT	REFER LBC 4 LONDON SOCIETY OF EAST ANGLIANS WAR MEMORIAL C41.08A GRADE II LISTED LONDON SOCIETY OF EAST ANGLIANS WAR MEMORIAL RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.08B GRADE II LISTED LONDON SOCIETY OF EAST ANGLIANS WAR MEMORIAL RELIC REINSTALLED FROM OFF-SITE TO NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS	REFER LBC 1 POLICE CALL BOX C41.09A GRADE II LISTED POLICE BOX RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.09B GRADE II LISTED POLICE BOX RELIC REINSTATED IN THE SAME POSITION PRIOR TO COMPLETION OF THE WORKS. FIXINGS TO MATCH EXISTING LOCATIONS	C41.10A KINDERTRANSPORT - THE ARRIVAL MEMORIAL RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.10B KINDERTRANSPORT - THE ARRIVAL MEMORIAL RELIC REINSTALLED FROM OFF-SITE TO NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS
				
C41.11A FUR DAS KIND - DISPLACED STATUE RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.11B FUR DAS KIND - DISPLACED STATUE RELIC REINSTALLED FROM OFF-SITE TO NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS	C41.12A 1991 RE-OPENING MEMORIAL RELIC TO BE CAREFULLY REMOVED & STORED OFF-SITE DURING CONSTRUCTION C41.12B 1991 RE-OPENING MEMORIAL RELIC REINSTALLED FROM OFF-SITE TO NEW CONCOURSE LOCATION. FIXINGS TO MATCH EXISTING LOCATIONS	C41.17 1990'S STATION CLOCKS TO BE CAREFULLY REMOVED & STORED OFF-SITE FOR FUTURE REPURPOSING		
				
C41.20 RAILWAY CHERUB DEMILUNES RELIC (1 OF 8) RELOCATED FROM PEELEY ST TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS	C41.21 HARWICH HOUSE FACADE TURRET RELIC RELOCATED FROM PEELEY ST TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS	C41.22 ORIGINAL 1975 PORTLAND-STONE ENTRANCE PIER RELIC RELOCATED FROM PEELEY ST TO NEW ROOFTOP GARDEN. FIXINGS TO MATCH EXISTING LOCATIONS	C41.23 ORIGINAL EASTERN CONCOURSE SCREEN WALL CARTOUCHE LETTERED G & E RELIC RELOCATED FROM PEELEY ST TO NEW BISHOPSGATE ENTRANCE. FIXINGS TO MATCH EXISTING LOCATIONS	

Details of historic relics within the site

Liverpool Street Station, London, EC2M 7PY



Fig.12.358. The 'Kindertransport - The Arrival' memorial set within seating in Hope Square.



Fig.12.354. Illustrative view of the two listed War Memorials



Fig.12.360. Cartouches on Bishopsgate entrance



Fig.12.368. View of the Relic garden



Fig.12.355. The Police Call Box, to the left of the image, in from the of station entrance.

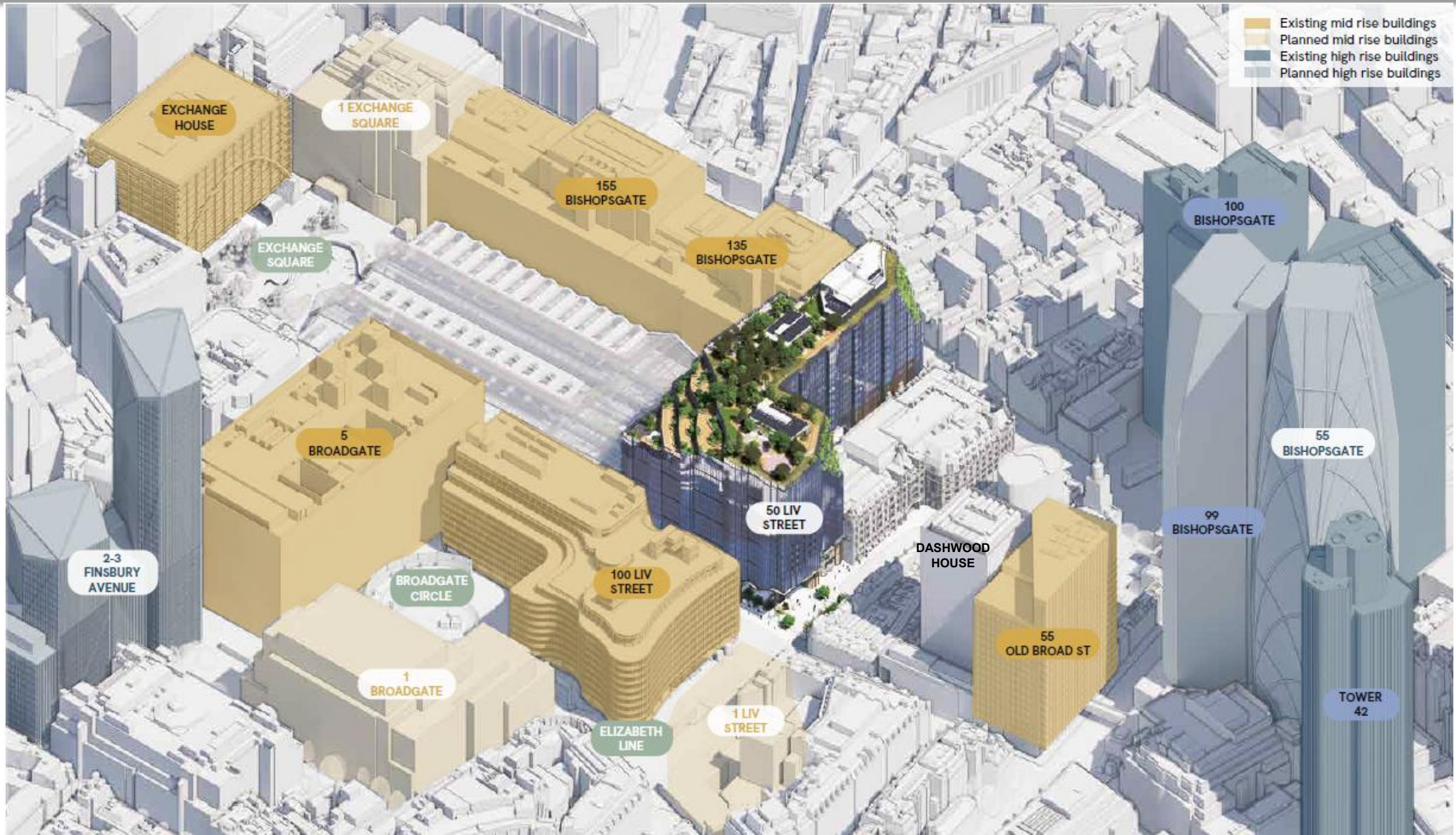
Proposed relocation of historic relics

Liverpool Street Station, London, EC2M 7PY



CGI - View from Exchange Square

Liverpool Street Station, London, EC2M 7PY



Proposed OSD Massing

Liverpool Street Station, London, EC2M 7PY



OSD massing in section south to north

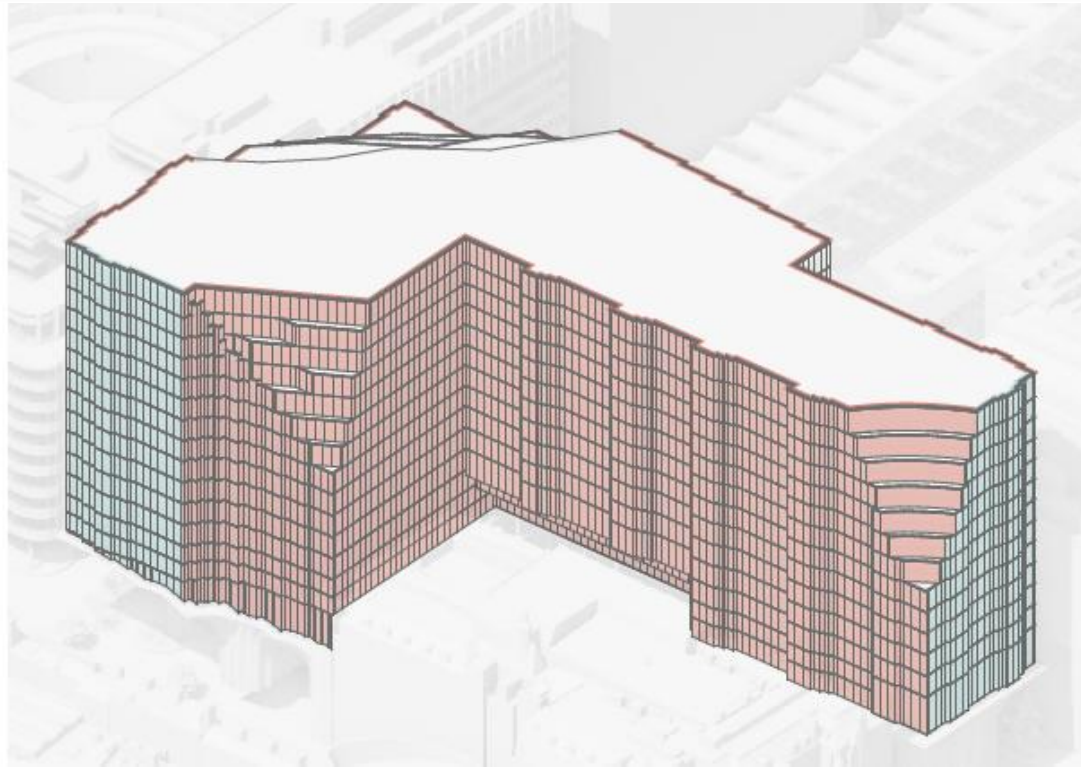
Proposed OSD Massing

Liverpool Street Station, London, EC2M 7PY

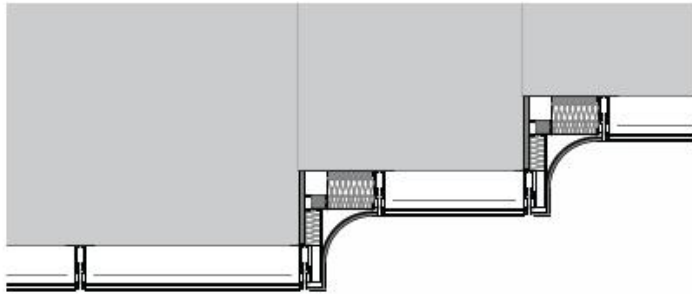


Proposed OSD Massing

Liverpool Street Station, London, EC2M 7PY



TYPICAL ELEVATIONS



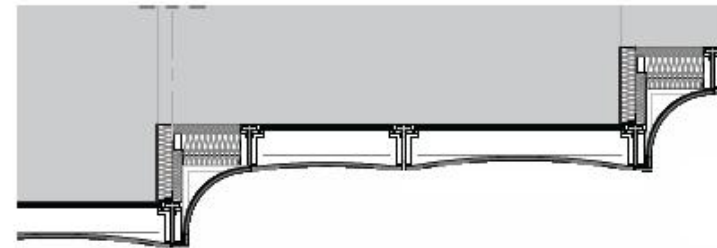
Curved glazing precedent



Proposed glazing render



MOST PROMINENT ELEVATIONS - BISHOPSGATE & HOPE SQUARE





Liverpool Street Station, London, EC2M 7PY

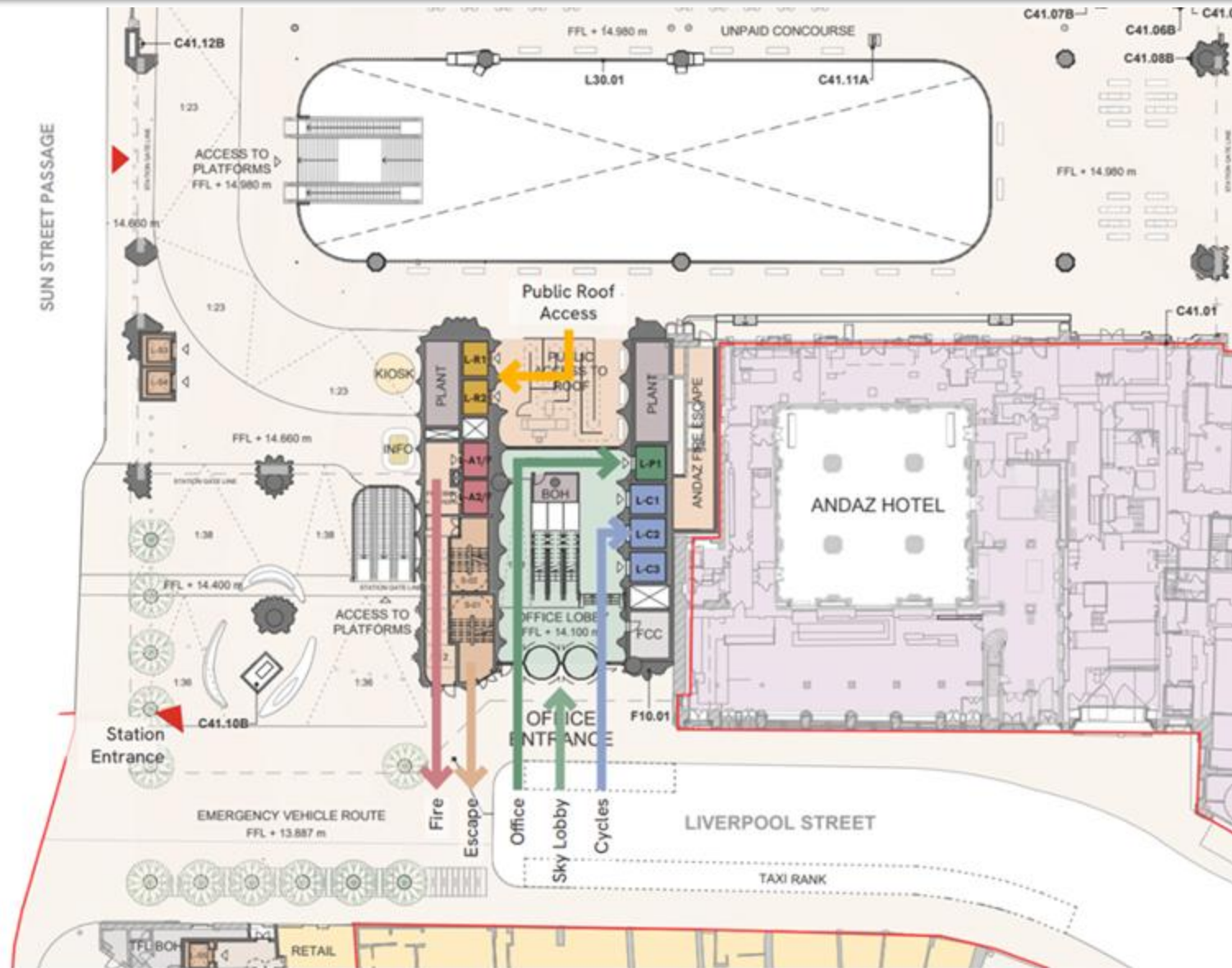


Fig.18.455. 122 Illustrative Ground Floor Plan

Proposed OSD Entrance

Liverpool Street Station, London, EC2M 7PY

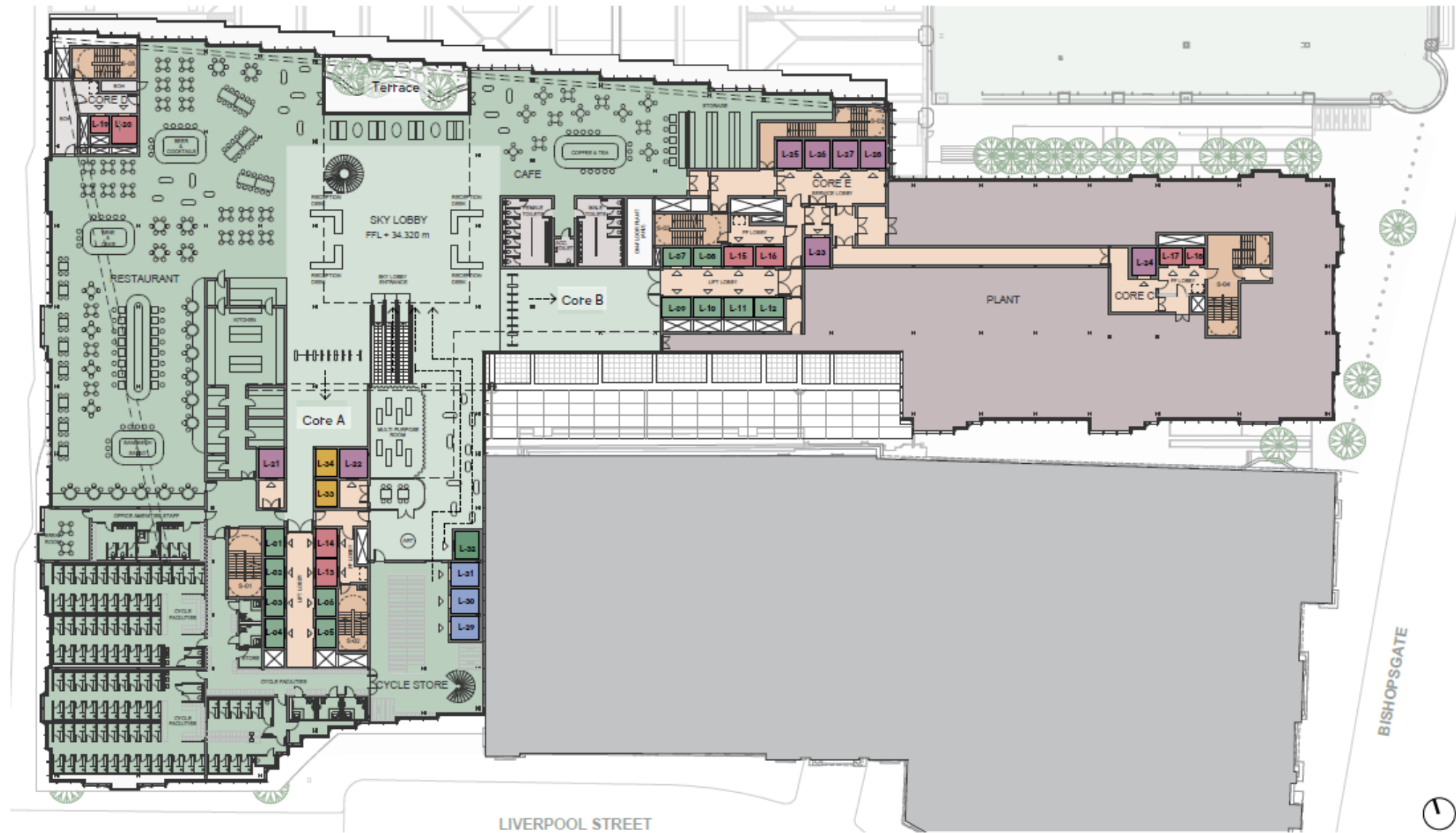
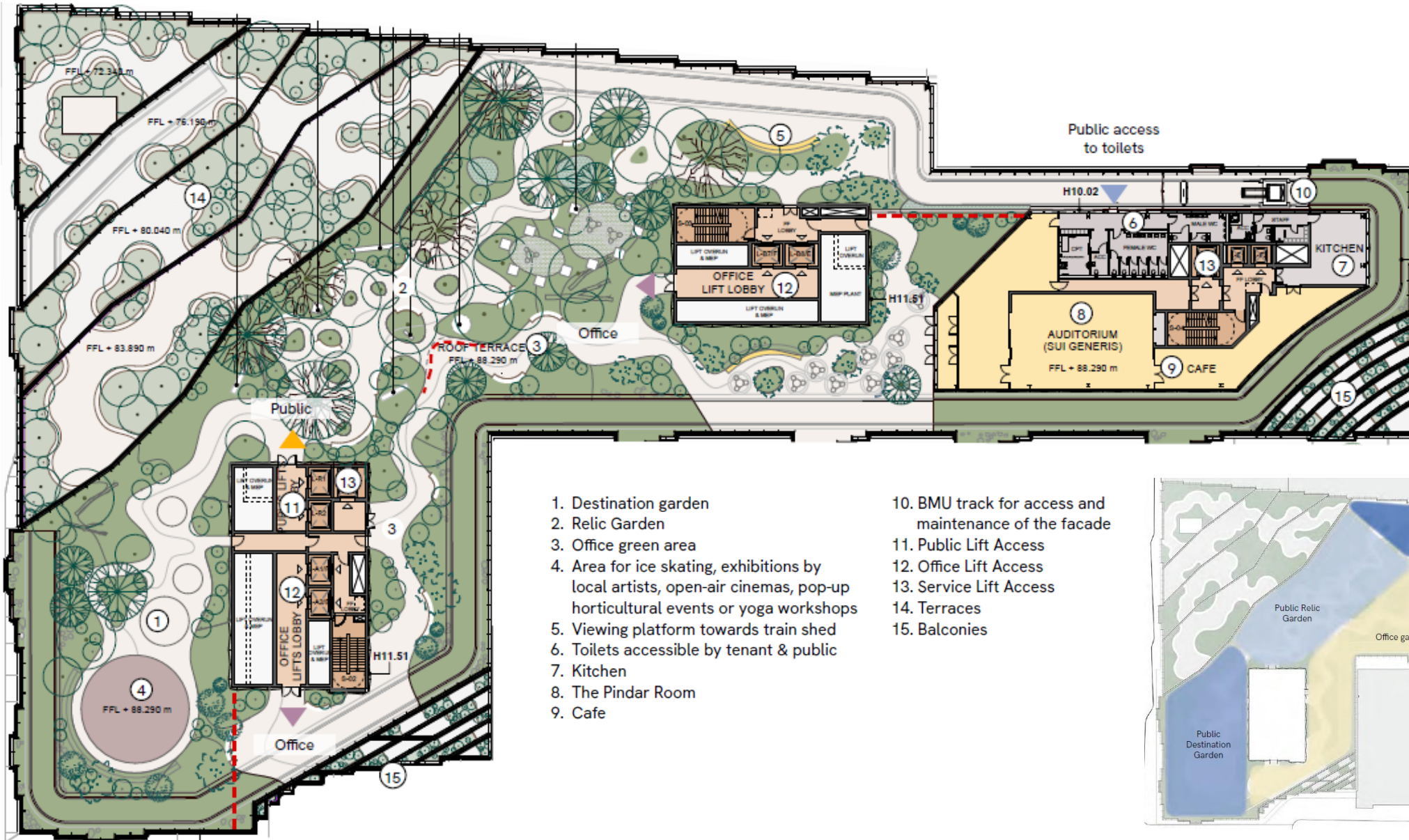


Fig.18.456. Illustrative plan of level 04

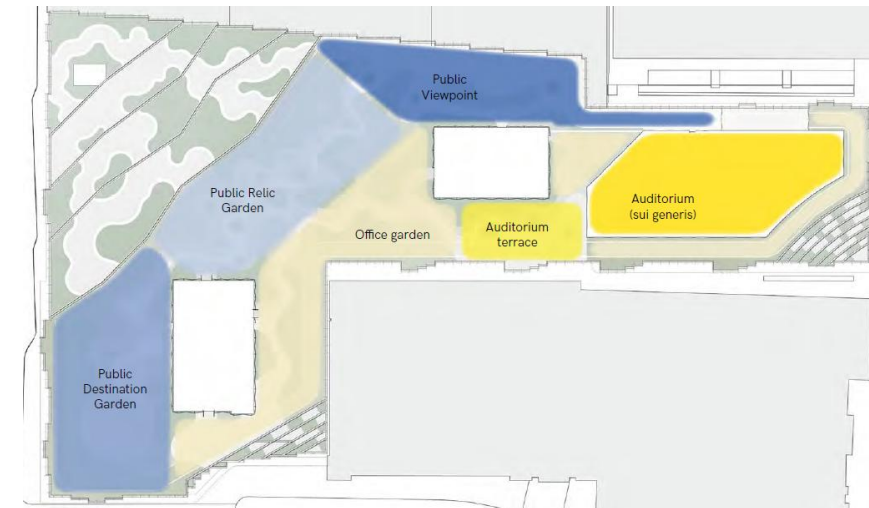
Proposed OSD Office plans



Liverpool Street Station, London, EC2M 7PY



1. Destination garden
2. Relic Garden
3. Office green area
4. Area for ice skating, exhibitions by local artists, open-air cinemas, pop-up horticultural events or yoga workshops
5. Viewing platform towards train shed
6. Toilets accessible by tenant & public
7. Kitchen
8. The Pindar Room
9. Cafe
10. BMU track for access and maintenance of the facade
11. Public Lift Access
12. Office Lift Access
13. Service Lift Access
14. Terraces
15. Balconies



Proposed OSD Roof Garden

Liverpool Street Station, London, EC2M 7PY

Public route to
W/C and changing
Places facility

Private occupier
routes



Assistance Animal spend area



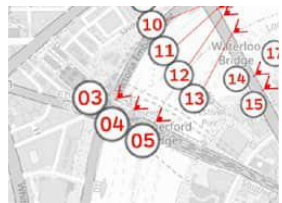
Proposed OSD Roof Garden routes

Liverpool Street Station, London, EC2M 7PY



Proposed OSD Roof Garden public areas

Verified Views



NR2401 pp. Liverpool Street, KR180225

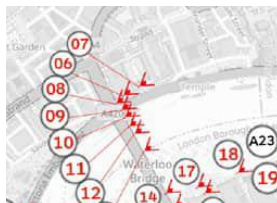
AVR View 3 of LVMF 17B.1 Existing

Verified Views



AVR View 3 of LVMF 17B.1 Proposed Cumulative

Verified Views



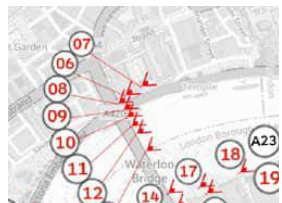
AVR View 9 of LVMF 15B.1 Existing

Verified Views



AVR View 9 of LVMF 15B.1 Proposed Cumulative

Verified Views



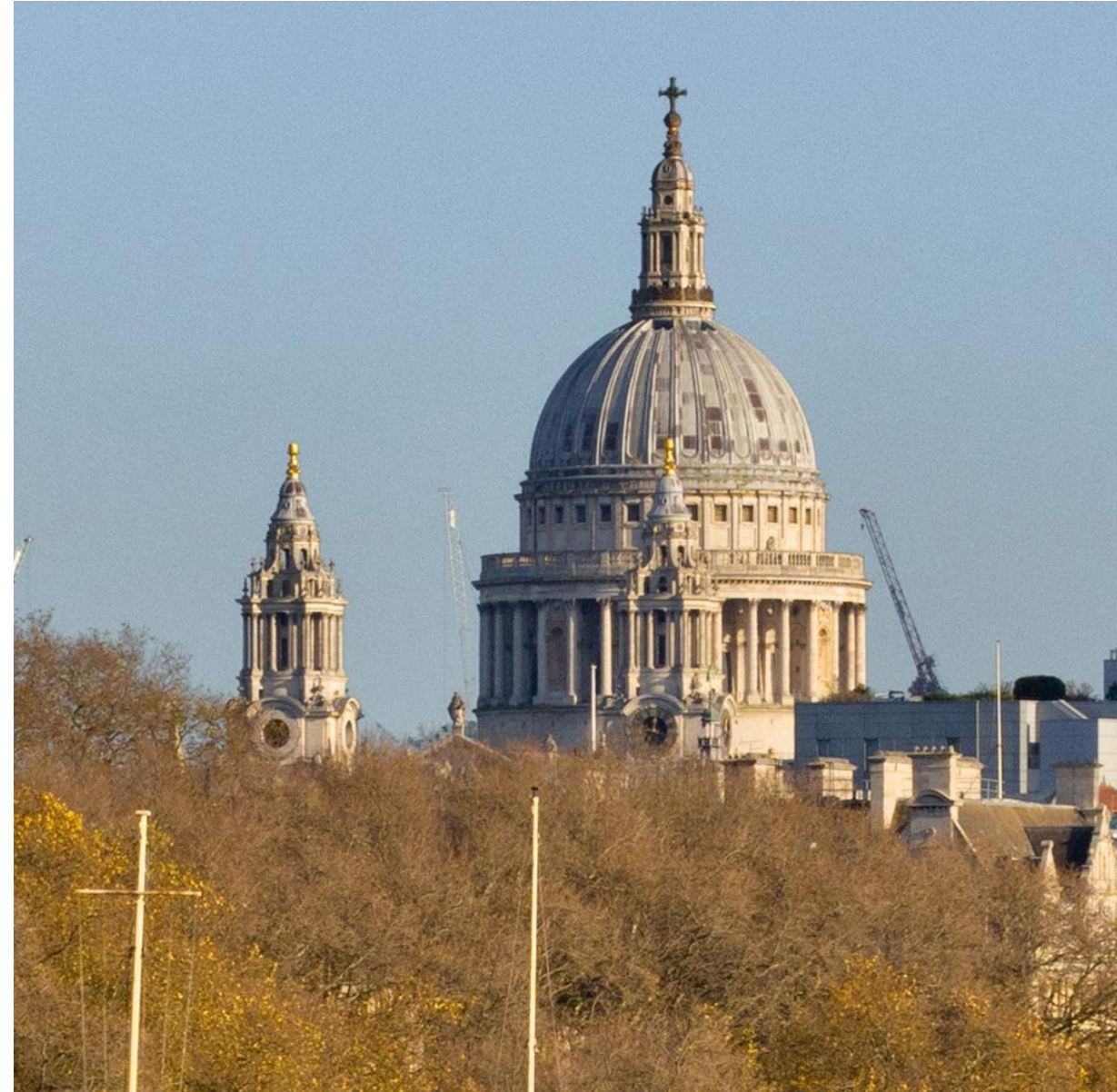
AVR View 10 of LVMF 15B.1 Existing

Verified Views



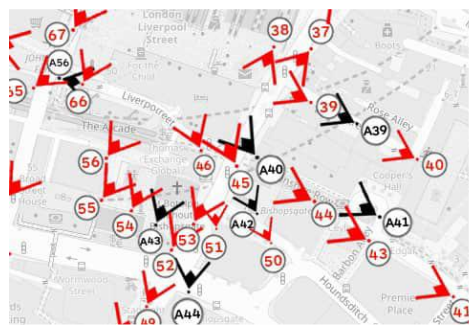
AVR View 10 of LVMF 15B.1 Proposed Cumulative

Verified Views



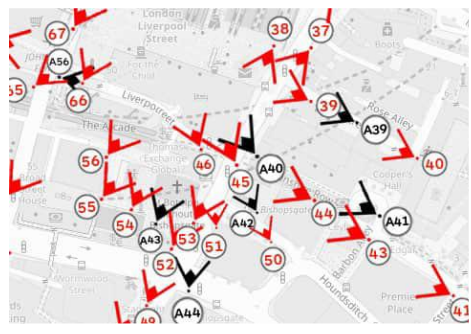
AVR View 10 of LVMF 15B.1 Existing and Proposed **Magnified**

Verified Views



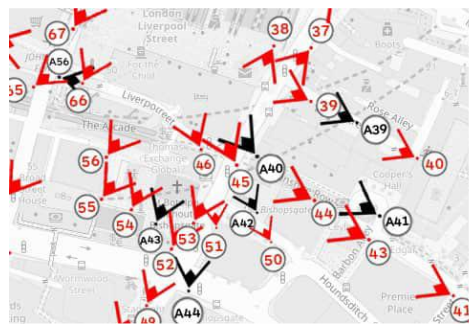
AVR View 45 Existing

Verified Views



AVR View 45 Proposed

Verified Views

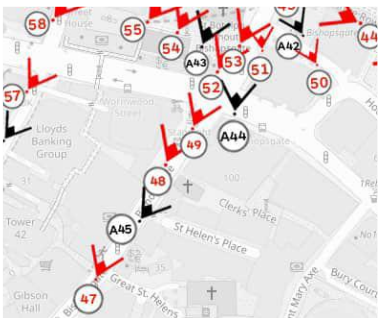


AVR View 45 Proposed Dusk

Verified Views



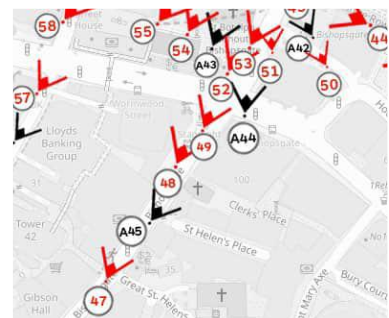
AVR View 48 Existing



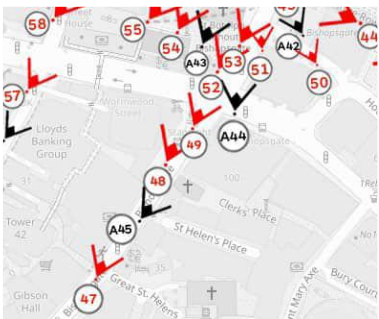
Verified Views



AVR View 48 Proposed



Verified Views

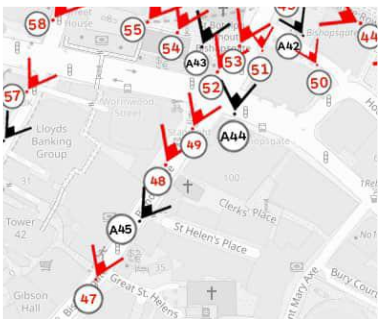


AVR View 50 Existing

Verified Views



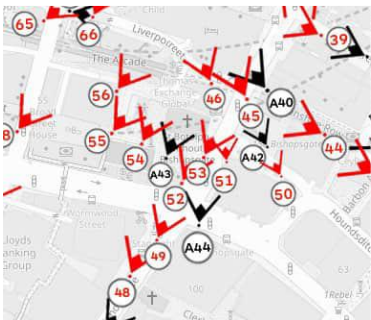
AVR View 50 Proposed



Verified Views

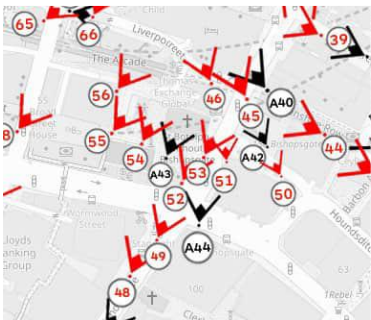


AVR View 54 Existing





AVR View 54 Proposed



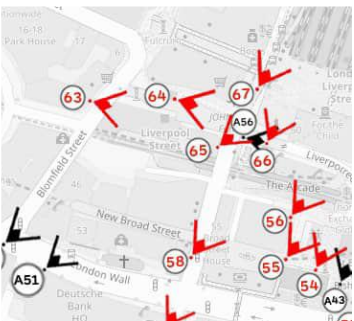


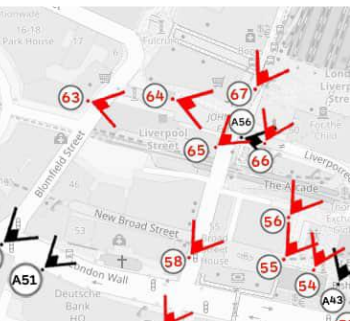
AVR View 64 Existing

Verified Views



AVR View 64 Proposed

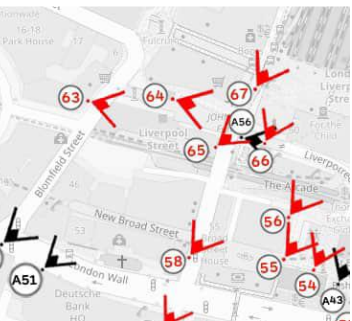




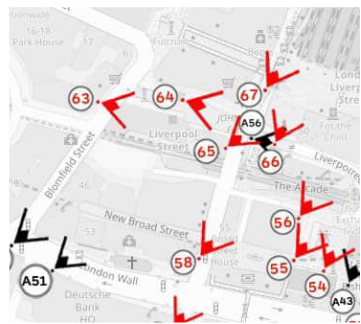
Verified Views



AVR View 65 Proposed



Verified Views



AVR View 65 Proposed Night

Verified Views

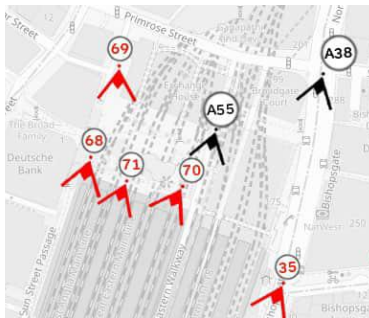


AVR View 69 Existing

Verified Views

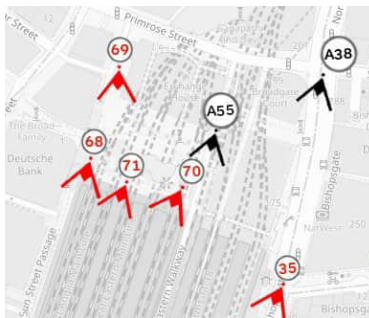


AVR View 69 Proposed

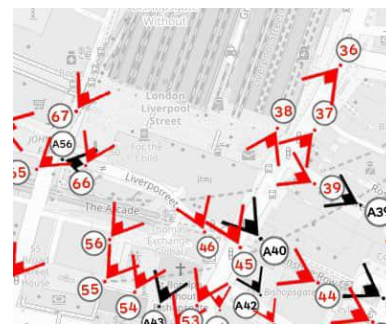


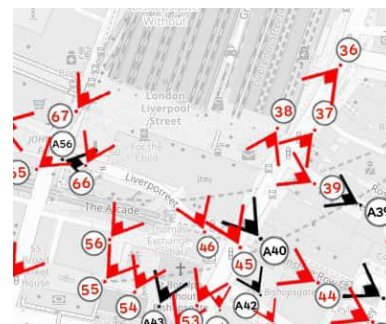
NR2401 JP Liverpool Street Station, S17A1119

Verified Views



AVR View 69 Proposed night





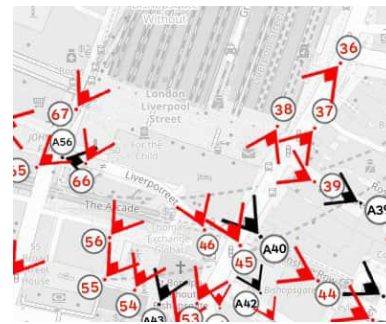


AVR View 39 Existing

Verified Views

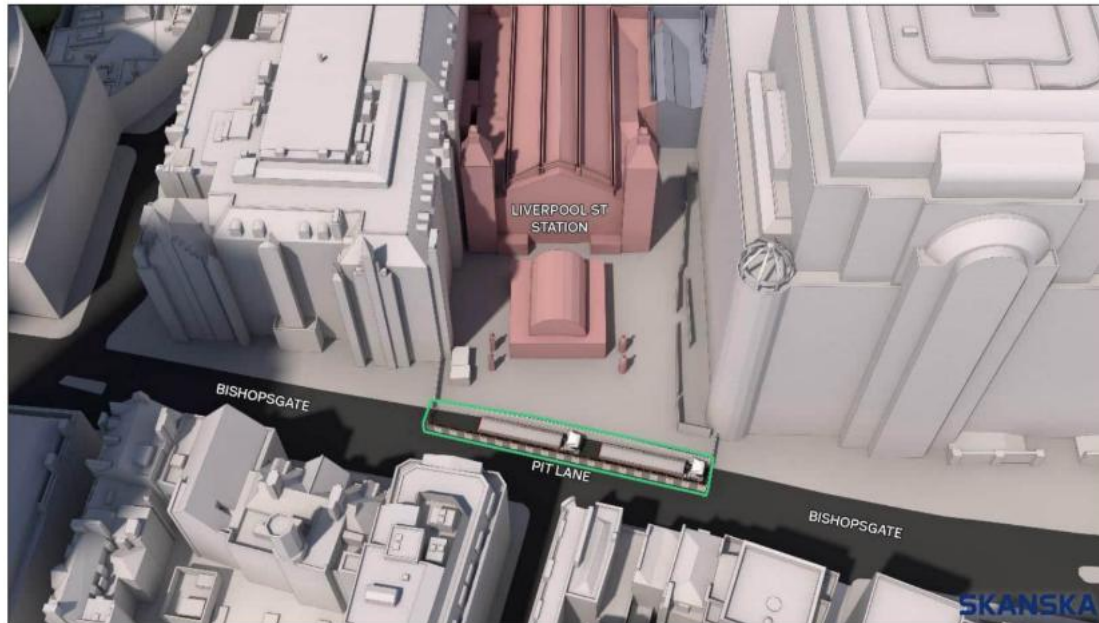


AVR View 39 Proposed



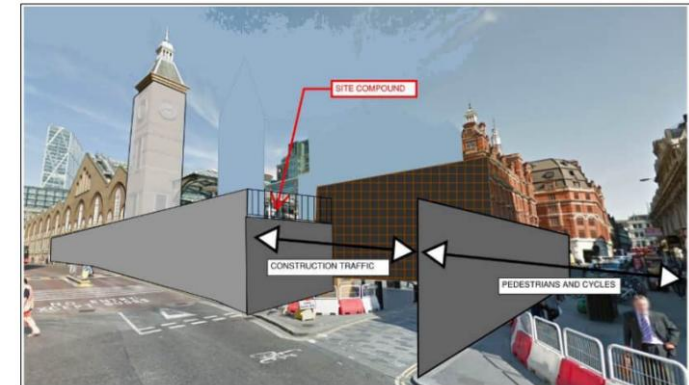
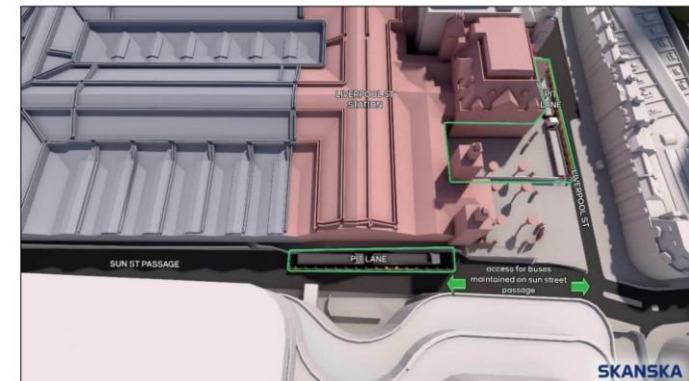
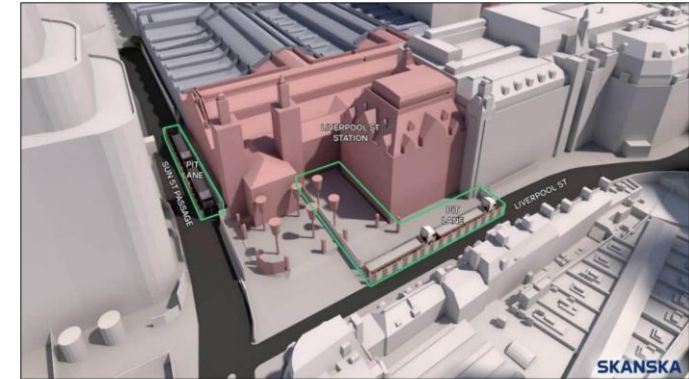
Liverpool Street Station, London, EC2M 7PY

Figure 4-3: Indicative Pit Lane on Bishopsgate



Source: Skanska

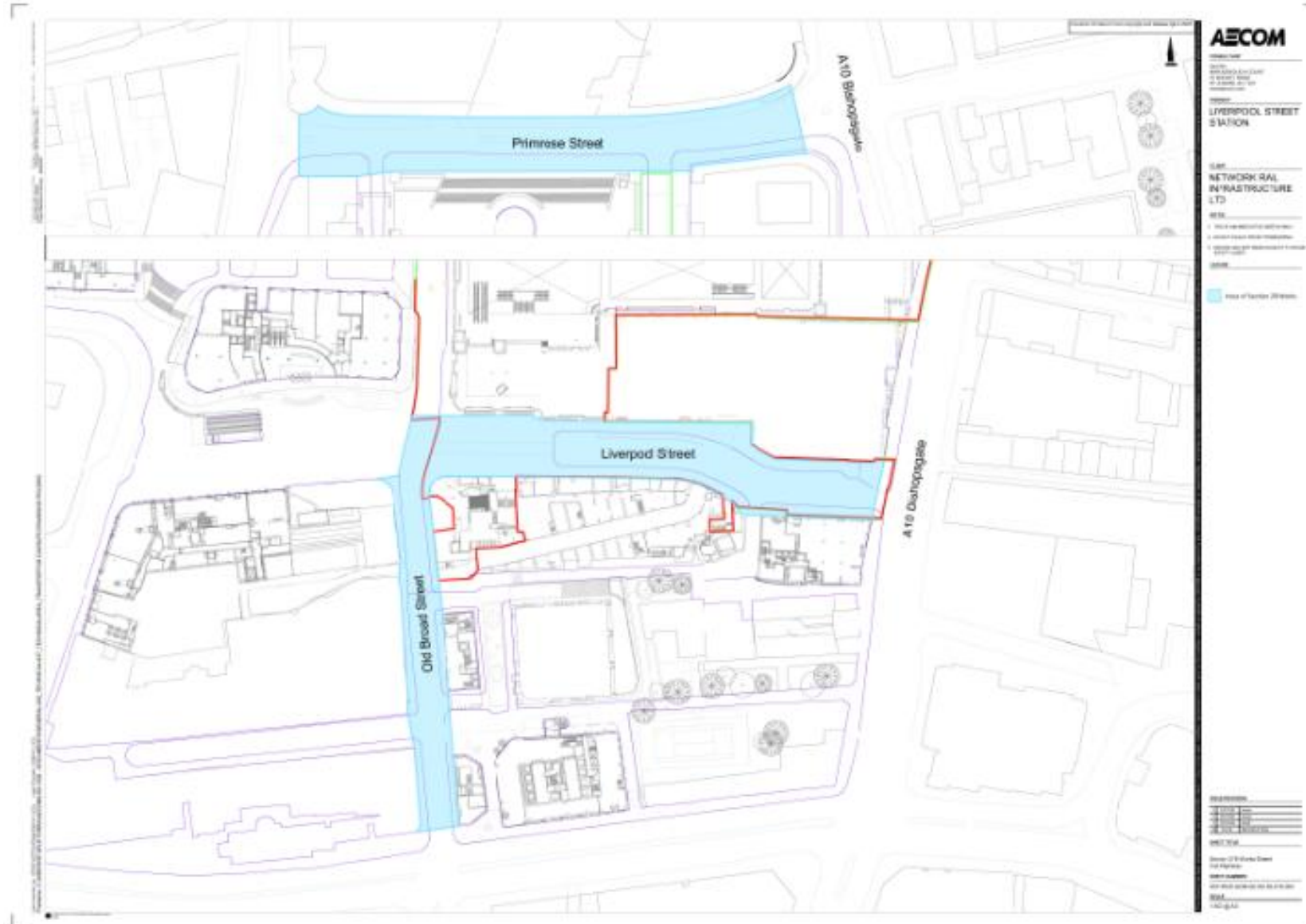
Figure 4-5: Indicative Extended Pit Lane on Liverpool Street



Source: Skanska

Indicative pit lanes on Bishopsgate, Liverpool Street and Sun Street

Liverpool Street Station, London, EC2M 7PY



Indicative CoL S278 Extent

Liverpool Street Station, London, EC2M 7PY

EXISTING PHOTOGRAPHS



1 - Ramp from Primrose Street



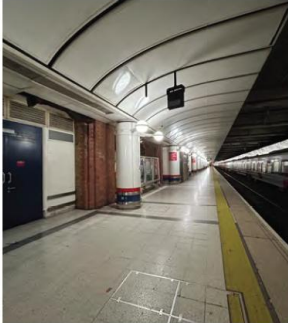
2 - Existing retail



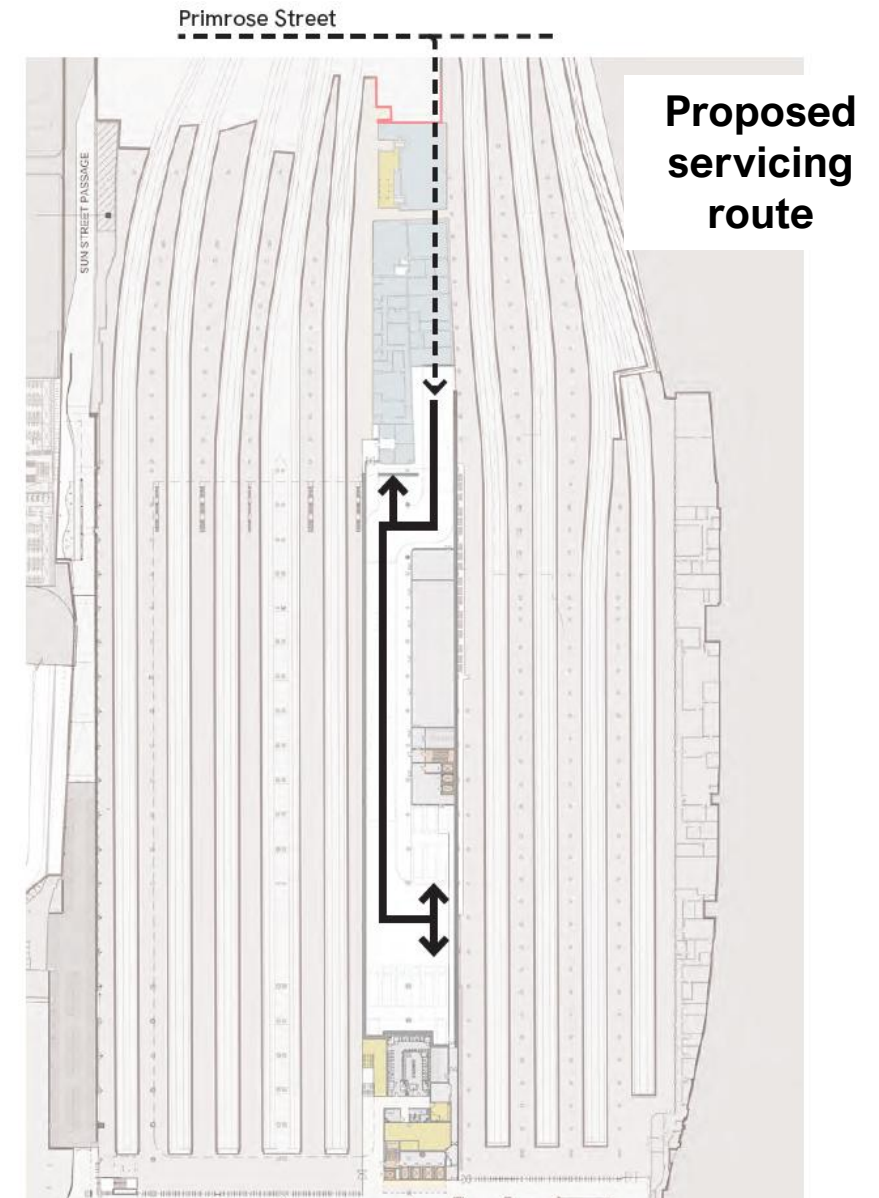
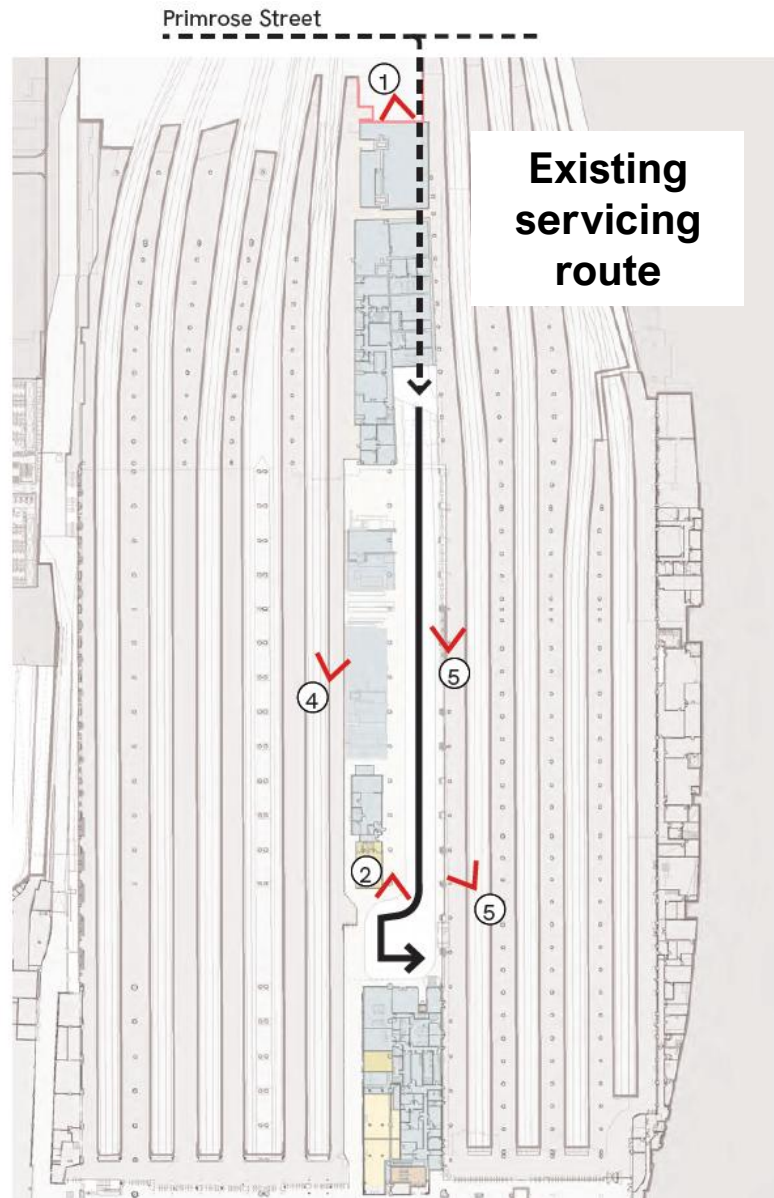
3 - Current service yard



4 - Service yard from platform 10

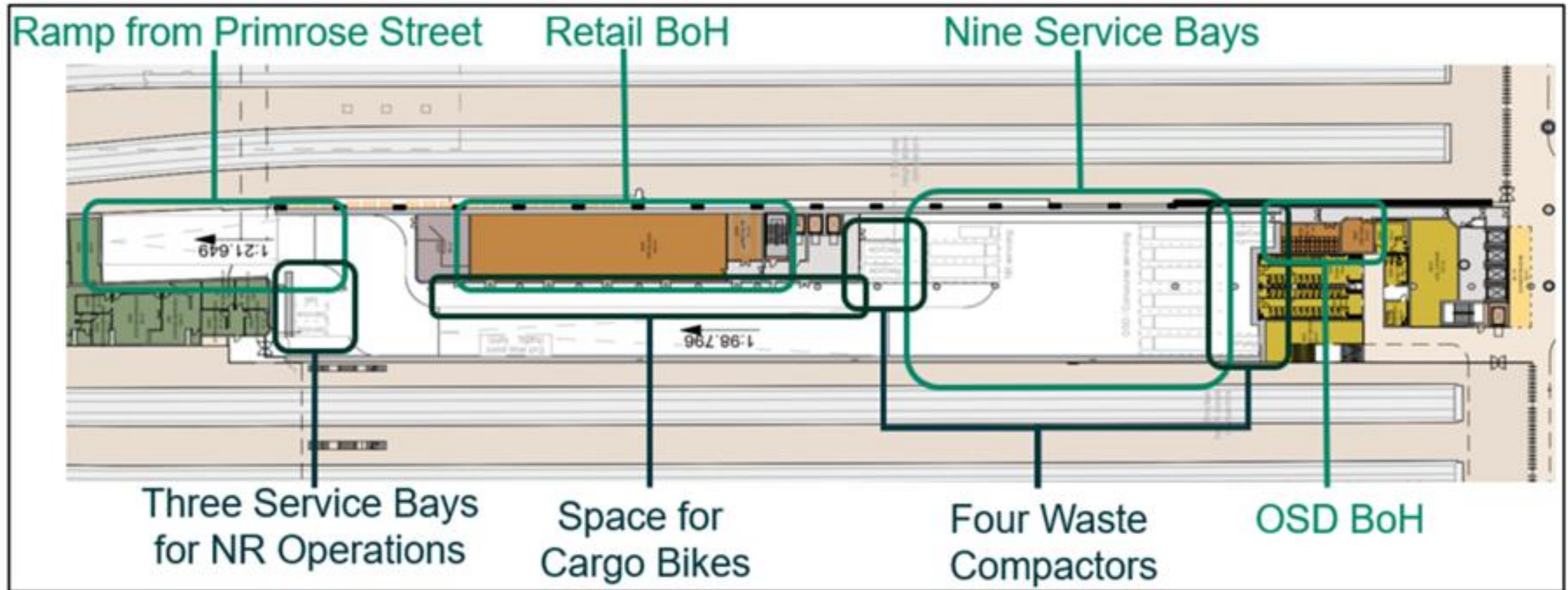


5 - Service yard from platform 11

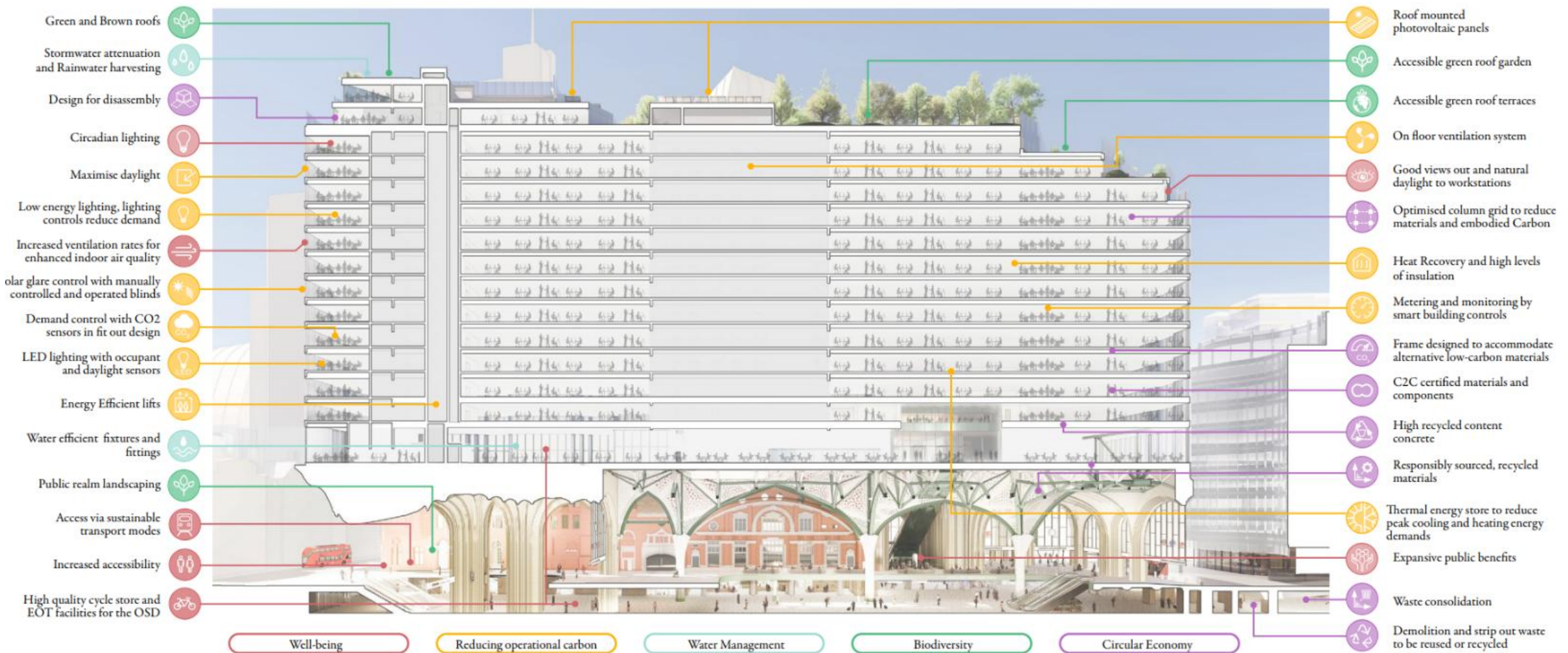


Proposed station enhancements – servicing

Figure 6-2: Proposed Servicing Yard Layout



Liverpool Street Station, London, EC2M 7PY



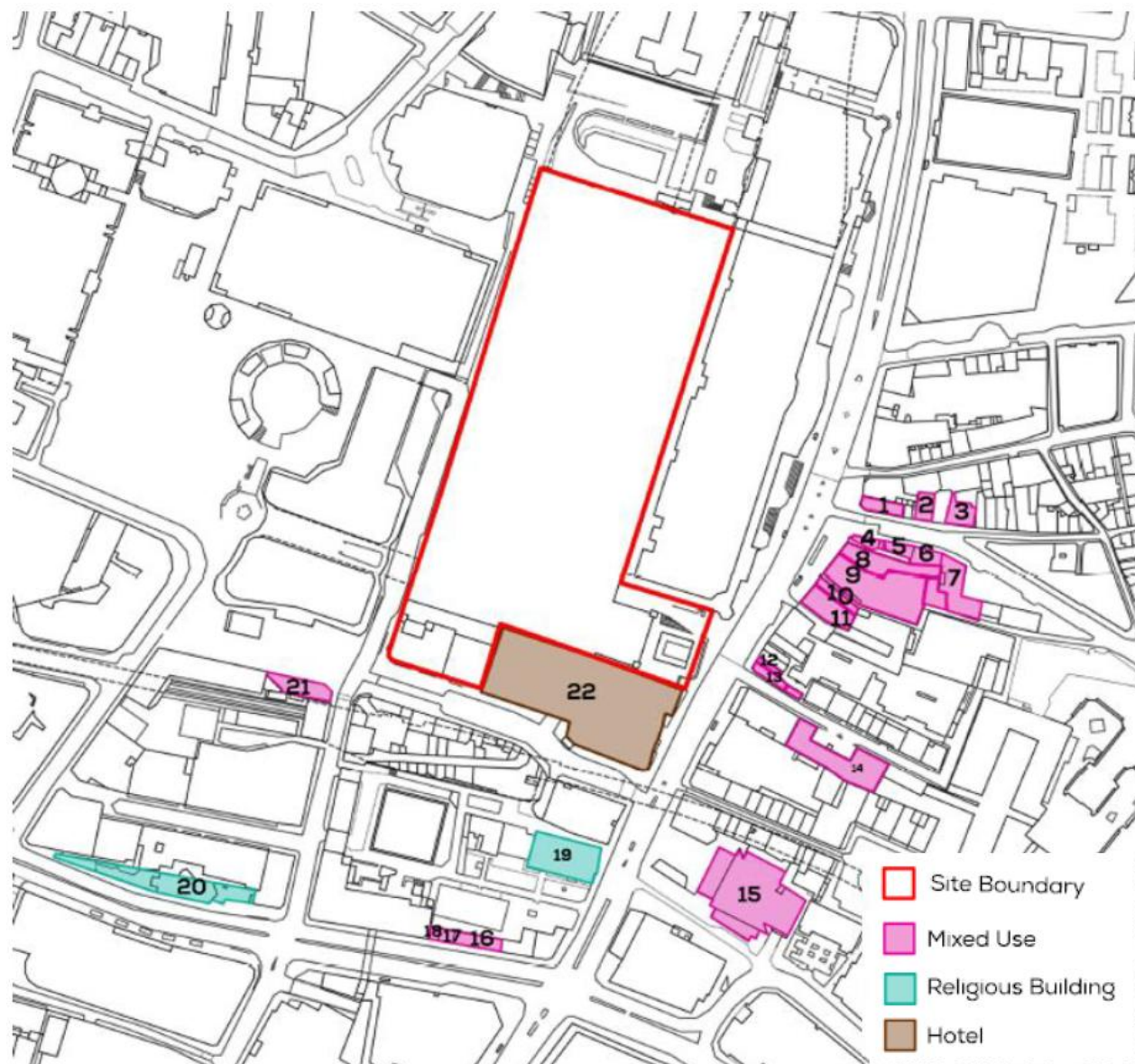
Wider Sustainability Matters

Liverpool Street Station, London, EC2M 7PY

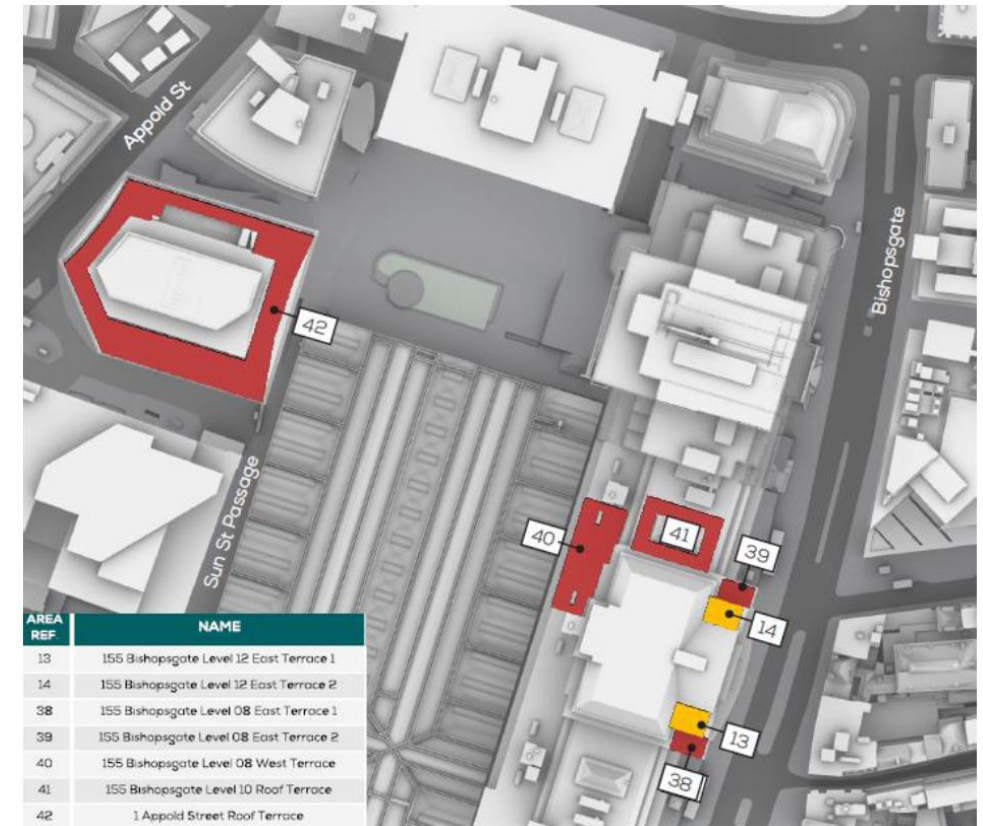
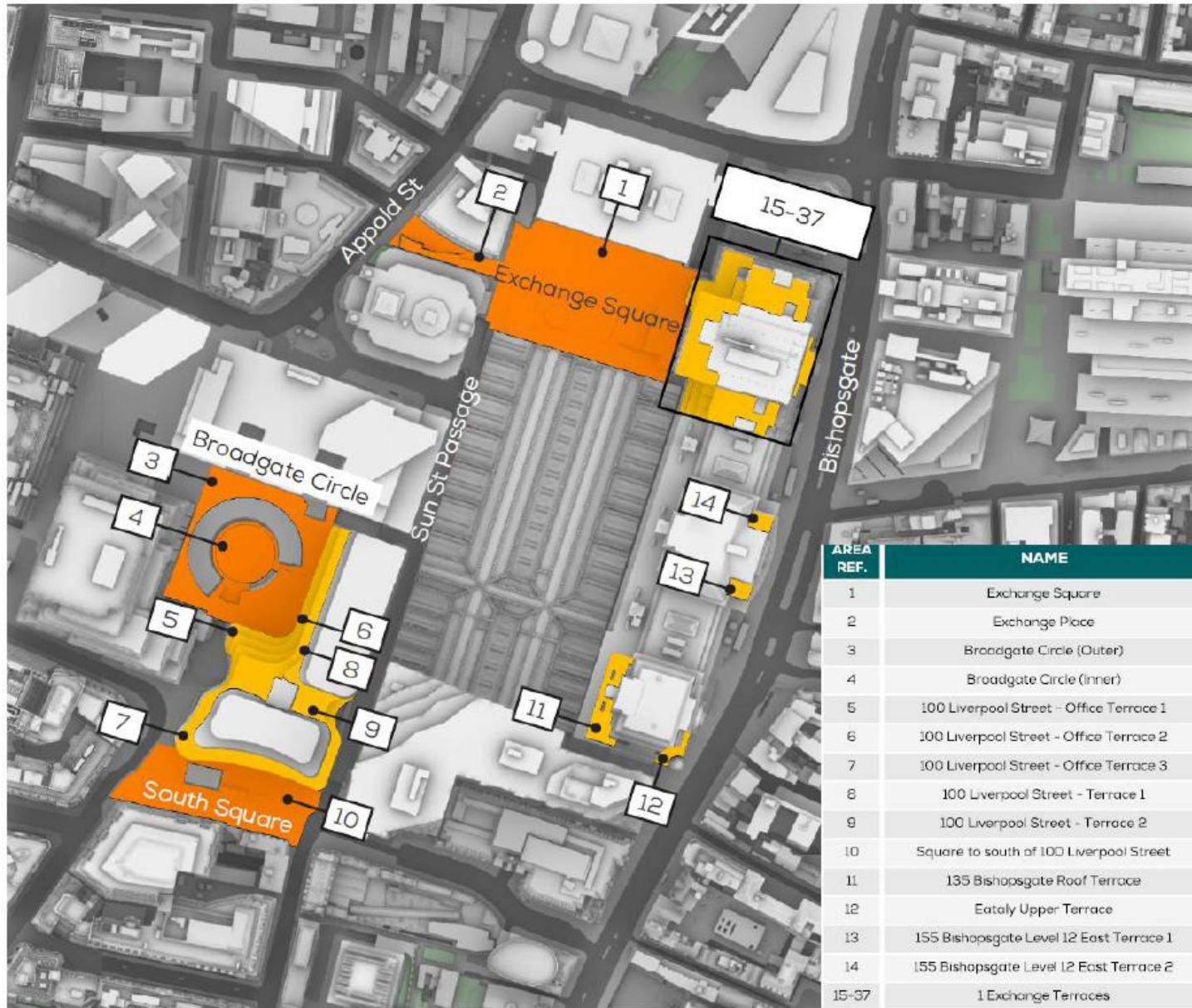
				
	Option B	Option C	Option E	Option G
Gross Internal area (GIA) m ²	20,484	18,984	112,698	111,198
Increase in NIA (over existing)	0	-1,320	55,816	55,816
Substructure % retained (by mass)	100%	~85%	~98%	~85%
Superstructure % retained (by mass) (frame, upper floors, roof, stairs, ramps)	100%	~90%	~98%	~90%
Superstructure % retained (by area) (external walls, windows, external doors)	100%	~98%	~25%	~25%
Upfront Embodied Carbon (A1-A5) (kgCO ₂ e/m ² GIA) exc. sequestration	828	926	1,201	1,106
In-use & End of Life Embodied Carbon (B-C) (kgCO ₂ e/m ² GIA) excl. B6 & B7	587	628	610	620
Life-cycle Embodied Carbon (A1-A5, B1-B5, C1-C4) (kgCO ₂ e/m ² GIA)	1,415	1,554	1,811	1,726
Fuel source	Electricity	Electricity	Electricity	Electricity
Whole Building Operational Energy Use (kWh/m ² GIA per year)	318	318	115	115
Whole Building Operational Carbon for building lifetime (B6) (kgCO ₂ e/m ² GIA)	405.7	405.7	146.1	146.1
Total WLC Intensity (incl. B6 & pre-demolition) (kgCO ₂ e/m ² GIA) B7 not considered	1,820.7	1,965.1	1,961.1	1,876.6
Upfront Embodied carbon (A1-A5) (tCO ₂ e)	16,961	17,579	135,350	122,985
In-use embodied carbon (B-C) (tCO ₂ e)	12,024	11,922	68,746	68,943
Operational carbon for building lifetime (B6) (tCO ₂ e)	8,310	7,702	16,463	16,243
Total absolute WLC (incl. B6 and pre-demolition) (tCO ₂ e) Module B7 not considered	37,295	37,305	221,015	208,679

Carbon Optioneering

Liverpool Street Station, London, EC2M 7PY



Liverpool Street Station, London, EC2M 7PY



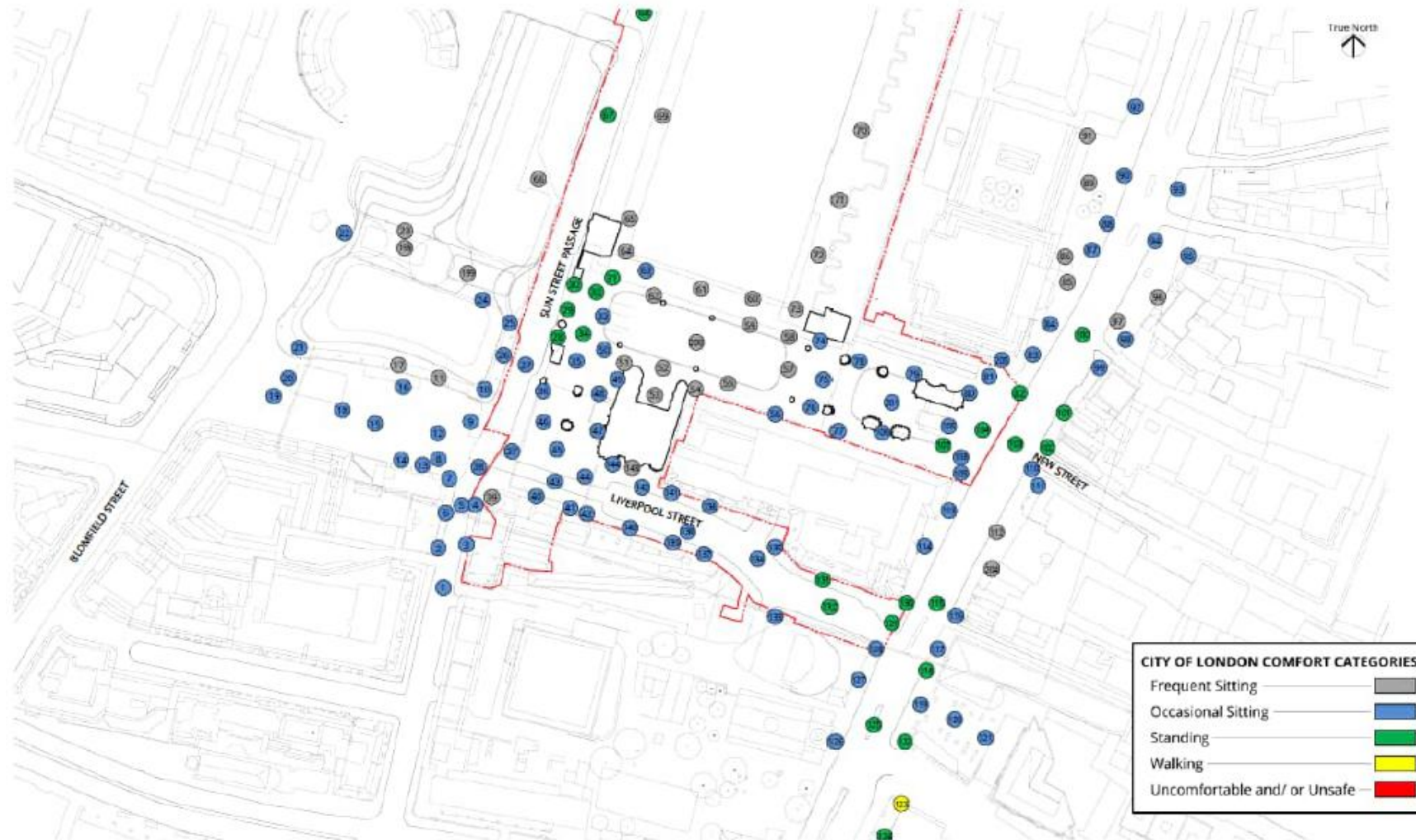
Environmental Impacts – Overshadowing

Liverpool Street Station, London, EC2M 7PY



Environmental Impacts – Solar Glare

Liverpool Street Station, London, EC2M 7PY



Liverpool Street Station, London, EC2M 7PY

Figure 5-46: Cumulative Mean Densities (Walkway) Lower Concourse – Do Minimum PM 2041+35%

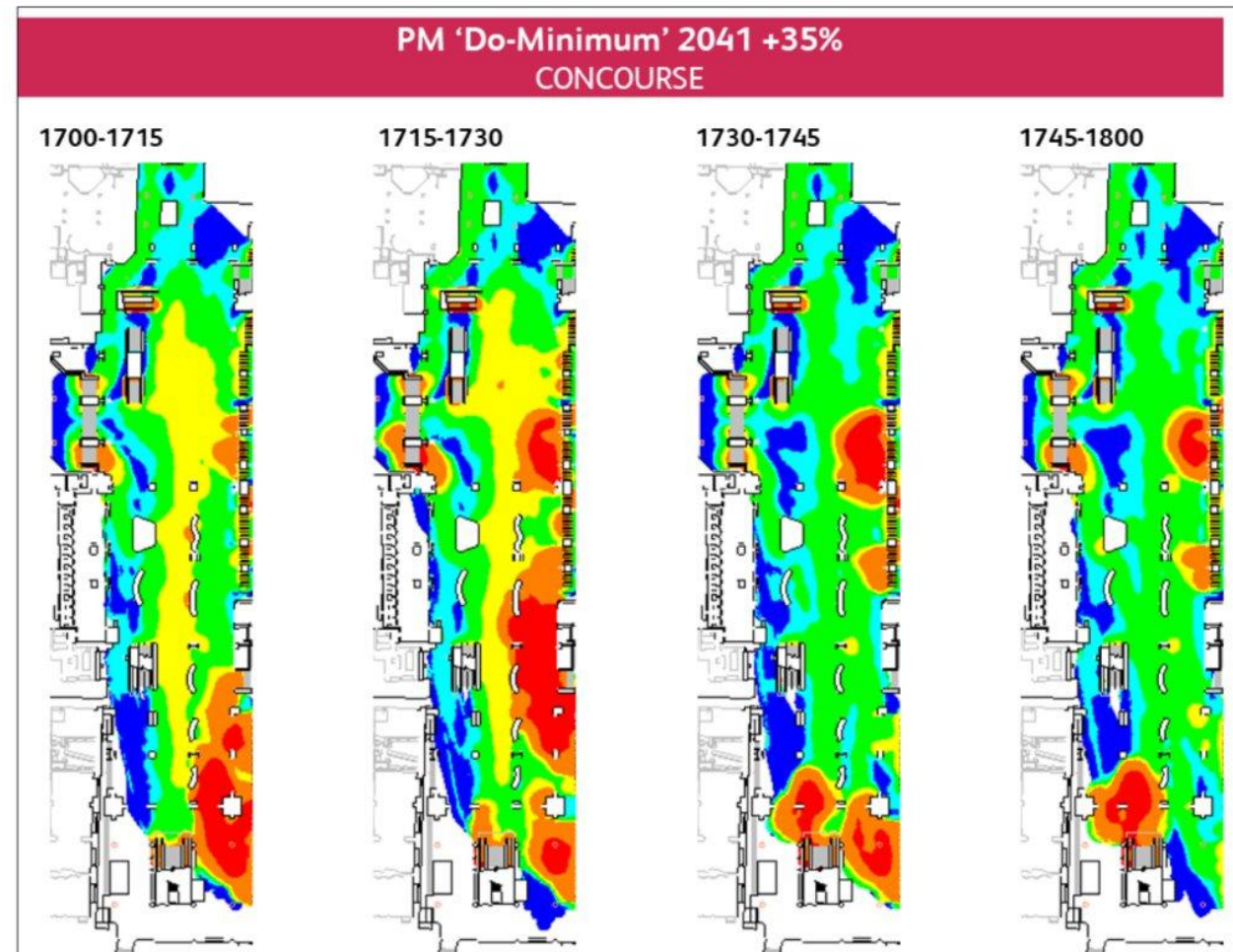
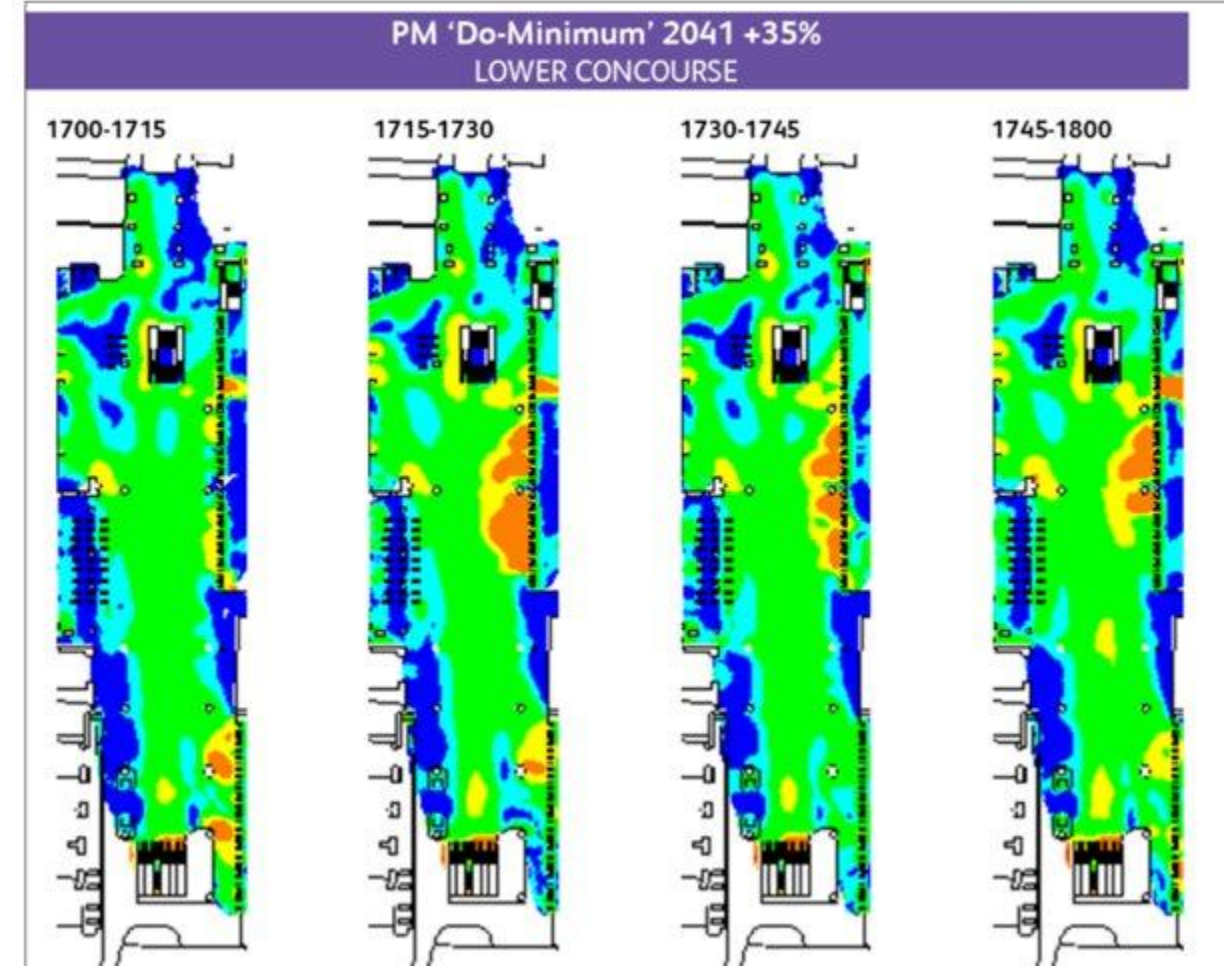


Figure 5-47: Cumulative Mean Densities (Walkway) Lower Concourse – Do Something PM 2041+35%



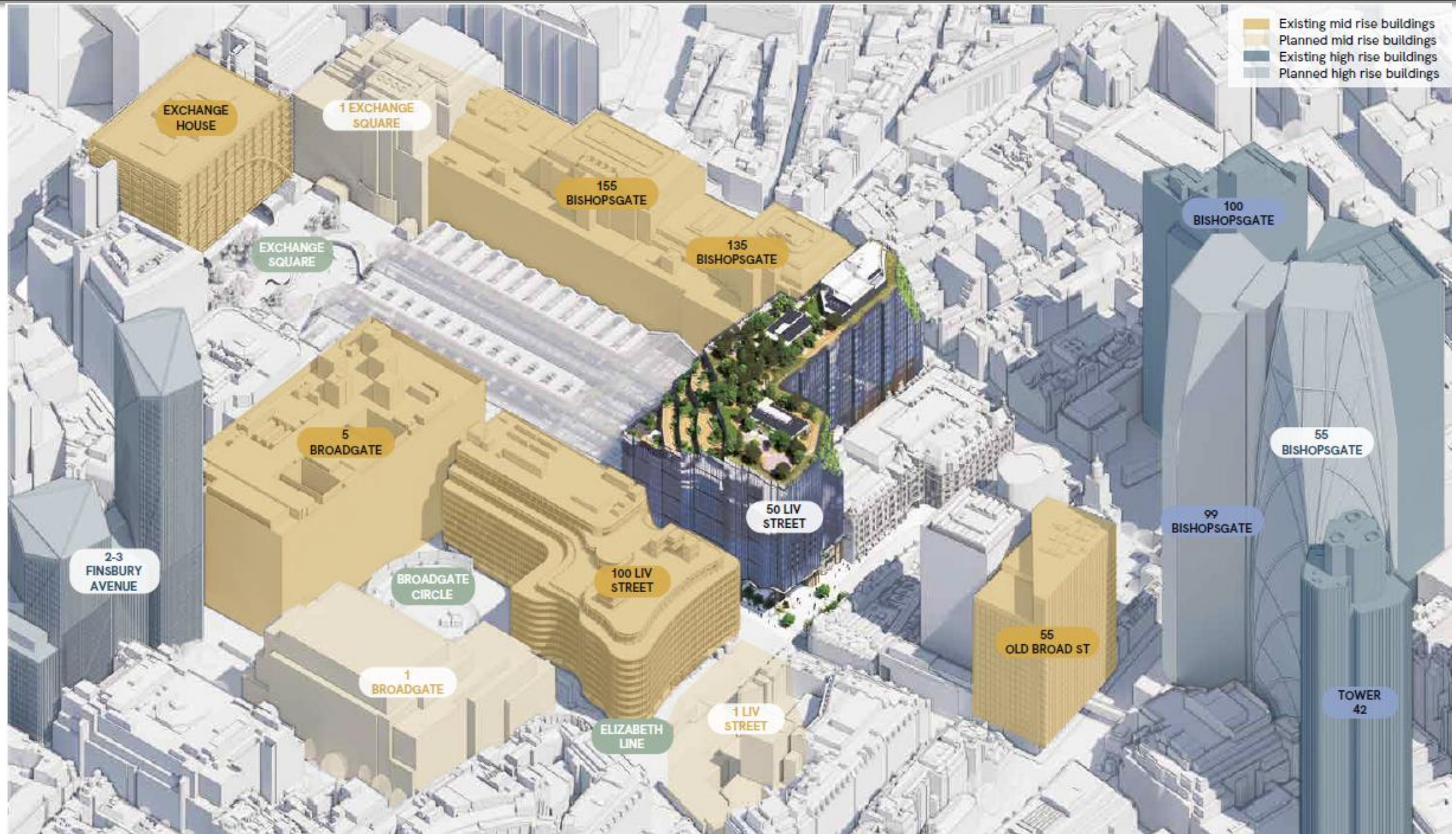
Liverpool Street Station, London, EC2M 7PY



Liverpool Street Station, London, EC2M 7PY



Liverpool Street Station, London, EC2M 7PY





Next Planning Applications Sub Committee

25th March 2026