

Committee:	Date:
Planning Applications Sub Committee	17 April 2024
<p>Subject: 140 London Wall, 150 London Wall, Shaftesbury Place, And London Wall Car Park, London, EC2Y</p> <p>External alterations to existing highwalks at the Barbican Estate including to the John Wesley Highwalk and Mountjoy Close to allow for the integration of new highwalks, hard and soft landscaping, and works associated with the construction of new buildings with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).</p>	Public
Ward: Aldersgate Street	For Decision
Registered No: 23/01277/LBC	Registered on: 20 November 2023
Conservation Area: Barbican and Golden Lane Conservation Area	Listed Building: Grade II

Summary

Listed Building Consent is sought for external alterations to existing highwalks at the Barbican Estate including to the John Wesley Highwalk and Mountjoy Close to allow for the integration of new highwalks, hard and soft landscaping, and works associated with the construction of new buildings with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y) (covered under application 23/01304/FULEIA).

The proposals include new sections of highwalk and the creation of the “Northern Garden” that will connect directly and have an interface with the Barbican Estate (Grade II) and therefore require listed building consent.

The significance of the Barbican Estate is set out in the main report 23/01304/FULEIA.

A new highwalk bridge would connect with the John Wesley highwalk within the Barbican Estate, replacing the existing section of highwalk in this location that was laid out as part of the construction of the Museum of London. The proposed

new highwalk bridge would utilise the same opening as the existing bridge, ensuring no demolition of the listed building. The new highwalk connection would be of a sensitive and contextual design whilst ensuring that it is distinctly separate to the listed building. Currently a proposed expansion joint would be created between the Barbican structure and the proposed bridge structure, so that the two are clearly distinguishable. The proposed new highwalk bridge has been indicated as a steel structure with resin bonded aggregate paving and painted steel planter balustrades to match the height of the Barbican concrete balustrades. The proportions and scale of the Barbican highwalk would respect the materiality of the proposed highwalk bridge but would be intended to be distinctly different to enable a clear appreciation of the boundary of the listed Estate.

The incomplete original highwalk masterplan was intended to extend south from Mountjoy House but was never realised would be introduced as part of the proposed development. The existing brick-infill at the end of the Mountjoy Close highwalk would be demolished and replaced with a new, modern highwalk bridge which would connect into the centre of the adjoining development site. The new highwalk connection would be of a sensitive and contextual design whilst ensuring that it is distinctly separate to the listed building following the same indicated design approach and materials as for John Wesley Highwalk.

The proposed demolition of the existing low brick wall which is located at the end of the truncated highwalk beneath Mountjoy Close within the Barbican Estate, would not result in harm to the listed building. The existing brick wall is of no heritage significance distinctly different from the concrete balustrades that define the highwalk throughout the Barbican Estate and which form part of the listed building's significance.

Additional alterations include decking over the car park and service bay at lower ground level of the Barbican Estate to create the "Northern Garden". The superstructure would be a series of steel and concrete columns. This would wrap around the northern edge of the Ironmongers' Hall and be of a woodland character and provide a formal soft edge to the CLGS school and unfinished interface with the Barbican. These areas are of low heritage significance. The Northern Gardens are set on a gradient, allowing the pathways through this space to connect into the podium level to the south and to pass under the Barbican Highwalk connection to the east, leading down to a stepped series of water pools, 'the Terraces', situated at the edge of the new landscape where it adjoins Barber Surgeon Gardens.

The proposals would affect areas of low heritage significance on the southern fringe of the Barbican Estate. The new highwalk connections would not result in the loss of any historic fabric. The extension of Mountjoy Close would fulfil the original design intention plans for a link in this location and would be a heritage benefit. and the northern edge of the Estate would be visually

improved through the Northern Garden. The special architectural and historic interest of the Barbican Estate would be preserved.

The Twentieth Century Society and others have largely objected to the proposals indirect impacts on the Barbican Estate. Historic England focus objections on the main application but identify harm regarding this application due to the decking over of the service area and draw attention to the need for details relating to the interface treatments with CLGS and the Highwalk. Relevant direct and indirect objections are both addressed in detail in the main report for application 23/01304/FULEUIA. Further details are required via conditions for the final materials and details of the Highwalk interfaces, the boundary with the CLGS, the decking over structure and the interface with Barber Surgeon Gardens. The proposed conditions and final detailed design will include consultation with Historic England and City Gardens.

The heritage significance of the Barbican Estate, and an appreciation of it, would be preserved and slightly enhanced through the completion of Mountjoy Close and the proposals would comply with Local Plan Policies CS12, DM12.3 draft City Plan policies S11 and HE1 and London Plan Policy HC1, and with the objective set out in Section 16 of the Planning (Listed Building and Conservation Areas) Act and relevant NPPF policies.

Recommendation

- (1) That Listed Building Consent be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:
Barbican Estate Highwalks

CASE No.
23/01277/LBC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT

EXISTING SITE PHOTOGRAPHS



Mountjoy Close with Barbican car park below and MoL to left from as viewed from Barber Surgeons Garden

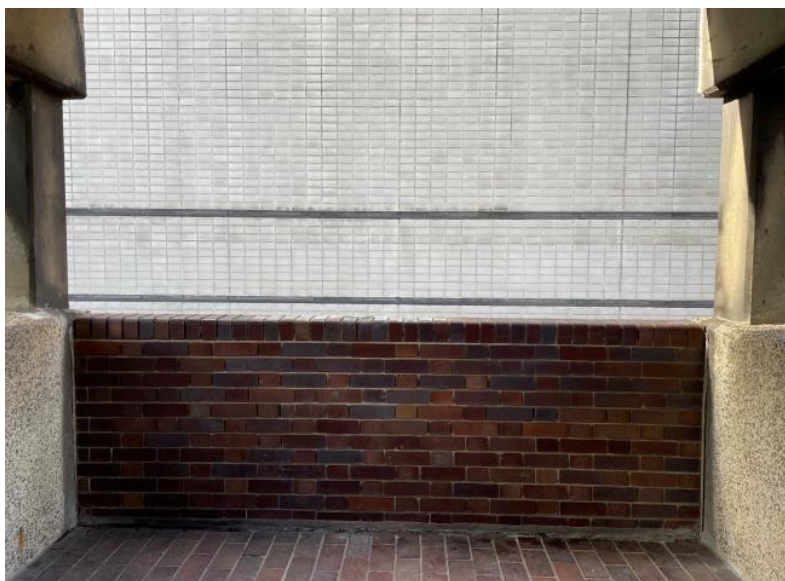


Mountjoy Close existing, car park and northern boundary to Barbican Estate and MoL with Barber Surgeons Garden in the distance

EXISTING SITE PHOTOGRAPHS



Mountjoy Close existing



Mountjoy Close and incomplete Highwalk

PROPOSED



Proposed podium level Mountjoy Close connecting to new Highwalk looking towards New Bastion House



Proposed extended Mountjoy close and the new northern garden



Proposed Mountjoy Highwalk extended and new Northern Garden



Existing John Wesley Highwalk



Proposed Highwalk between Northern Garden and remodeled John Wesley Highwalk looking towards Mountjoy House

Existing northern boundary of CLGS and car park/service area



Existing views of edge of Barbican Estate



Proposed view from Thomas More Highwalk looking south with remodeled boundary to CLGS

Main Report

Please refer to committee report for 23/010304/FULEIA.

Relevant London Plan Policies

Policy HC1 Heritage conservation and growth

Draft City Plan 2040

Draft Strategic Policy S11: Historic Environment

Draft Policy HE1: Managing Change to Historic Environment Development

Local Plan 2015 Policies

Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)

Barbican Listed Building Management Guidelines SPD, Volumes I, II and IV (2012-2015)

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets.

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: 23/01277/LBC

External alterations to existing highwalks at the Barbican Estate including to the John Wesley Highwalk and Mountjoy Close to allow for the integration of new highwalks, hard and soft landscaping, and works associated with the construction of new buildings with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftsbury Place, and London Wall Car Park, London, EC2Y).

CONDITIONS

1. Time limit (C)

The works hereby permitted must be begun before the expiration of three years from the date of this consent.

REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Making good to existing fabric (C)

All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

3. Structural stability (C)

The stability of the structure to remain must, throughout the period of demolition and reconstruction, be assured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.

REASON: To ensure the stability of the structure to be retained in accordance with the following policy of the Local Plan: DM12.3.

4. Detailed Design (PCRW)

Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England and City Gardens and all works pursuant to this permission shall be carried out in accordance with the approved details:

- a. details of the interface junction including soffit, balustrade, expansion joint and samples of materials and surrounding structure to extend Mountjoy Close Highwalk and John Wesley Highwalk
- b. design details, samples of materials, planters, balustrade soffit of the new Highwalk connections to Mountjoy Close and John Wesley Highwalk
- c. details of the northern edge of the site boundary including planting and structure and perimeter treatment with CLGS and above servicing and car park area
- d. Details of the supporting structure, construction and fixings for the decked over Northern Garden
- e. Details of the soft and hard landscape proposed for the new Northern Garden over the servicing and car park and the junction with Barber Surgeon Gardens
- f. heritage plaques/heritage interpretation

REASON: To ensure that the Local Planning Authority and Historic England may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM12.3.

5. Demolition methodology (PCRW)

Methodology and monitoring statement for the demolition process for the works to the historic Highwalks and reuse of materials

REASON: To ensure the stability and integrity of the structure to be retained in accordance with the following policy of the Local Plan: DM12.3.

6. Approved Drawings (C)

The works hereby permitted shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this consent:

- 6594-DSRSR-ZZ-ZZ-DR-A-001020 P02
- 6594-DSRSR-ZZ-ZZ-DR-A-001021 P02
- 6594-DSRSR-ZZ-ZZ-DR-A-001022 P01
- 6594-DSRSR-ZZ-ZZ-DR-A-001023 P01
- 6594-DSRSR-ZZ-00L-DR-A-021200 P01
- 6594-DSRSR-ZZ-00-DR-A-021201 P01
- 6594-DSRSR-ZZ-01P-DR-A-021202 P01
- 6594-6594-DSRSR-ZZ-R1-DR-A-021203 P01
- 6594-DSRSR-ZZ-XX-DR-A-023200 P01
- 6594-DSRSR-ZZ-XX-DR-A-023201 P01
- 6594-DSRSR-ZZ-00-DR-A-011101 P01
- 6594-DSRSR-ZZ-01P-DR-A-011102 P01
- 6594-DSRSR-ZZ-XX-DR-A-012200 P01
- 6594-DSRSR-ZZ-XX-DR-A-012201 P01
- 6594-DSRSR-ZZ-00L-DR-A-021300 P01
- 6594-DSRSR-ZZ-00-DR-A-021301 P01
- 6594-DSRSR-ZZ-00H-DR-A-021302 P01

6594-DSRSR-ZZ-R1-DR-A-021303 P01
6594-DSRSR-ZZ-XX-DR-A-023300 P01
6594-DSRSR-ZZ-XX-DR-A-023301 P01
6594-DSRSR-ZZ-XX-DR-A-024000 P01
6594-DSRSR-ZZ-XX-DR-A-024001 P01
6594-DSRSR-ZZ-XX-DR-A-216000 P01

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.
- 2 You are requested to notify the Chief Planning Officer on commencement of the development in order that the works can be inspected and monitored.
- 3 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.