

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square, London EC2Y 5BN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: In due course I intend submit a number of comments about this application - which contains some 679 documents, many of which are of a highly technical nature which are inaccessible / unclear to a member of the public and will require a formal presentation / Q&A session to residents in due course. But my initial concern, which I must present in the form of an objection, is that the consultation period and arrangements are inadequate, given the lack of availability of documents from application date (21 November 2023) until publication of documents on the portal (12 December 2023 as far as I can tell), and the indicated deadline (31 January 2024), which appears to be a deliberate initiative to absorb the Christmas / New Year period to place an unreasonable burden on residents to inspect the plan, in a time frame in which it would be unfeasible to appoint and consult relevant experts during this holiday period. This seems to be an unreasonable action to reduce scrutiny of a significant scheme that will cause significant inconvenience and loss of amenity for the foreseeable future.

Adjei, William

From: PLN - Comments
Subject: FW: Objections to Planning application no. 23/01304/FULEIA "London Wall West"

Sent: Sunday, December 17, 2023 5:22 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objections to Planning application no. 23/01304/FULEIA "London Wall West"

THIS IS AN EXTERNAL EMAIL

Hello.

As the owner of a flat on the first floor of London House, 172 Aldersgate St, I object to the planning application (23/01304/FULEIA) as submitted. My comments are as follows.

1. The new North Building, a very small office building in comparison to the extensive new office space included in the Rotunda Building and New Bastion House, should be scrapped for the following reasons:
 - The first (and higher) floors of the North Building will form a permanently occupied viewing platform into the living rooms and bedrooms of the 1st-4th floor flats in London House, a short distance across Aldersgate Street. This overlooking will result in a significant decrease in the privacy and amenity of those London House flats. The situation will be far worse than any current overlooking from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location.
 - The proposed roof garden on the North Building is a potential source of noise and disturbance, inside and outside working hours, to all of the flats in London House fronting Aldersgate Street.
 - All of the flats in London House fronting Aldersgate Street, bedrooms and living rooms, will be affected by night-time light pollution from the offices in the North Building, directly across the street.
 - Removing the North Building will permit the expansion of the proposed Aldersgate Plaza into a more useable open space and will open up the entire setting of the front of Grade II listed Ironmongers Hall, especially the view of the Hall and its gardens from Aldersgate Street. This redevelopment is a golden opportunity to show off the hall to much better effect.

Surely the titchy North Building isn't worth imposing the above impositions on the residents of London House? No-one seems to have considered the visual, noise and disturbance effects directly across Aldersgate St to London House, the nearest residential building.
2. Whether or not the North Building is retained, the proposed new highwalk along Aldersgate east side, from John Wesley Highwalk to the new Rotunda Building, should be scrapped for the following reasons:
 - It is redundant. For Barbican residents heading, at highwalk level, to the single retained pedestrian bridge across London Wall, the shortest route will be either (i) via the new Mountjoy House link and the west side of New Bastion House; or (ii) from the end of John Wesley Highwalk, via the high level garden pathway around the north & east sides of Ironmonger Hall and the west side of New Bastion House. Barbican residents will take a similar route to reach the highwalk level around the proposed Glade area.
 - It is also redundant for Barbican residents walking between the end of John Wesley Highwalk to Aldersgate Plaza or any of the ground level destinations to the south of the Plaza; there is another (shorter) pedestrian route to Aldersgate Plaza via the garden pathways to the north and west of Ironmonger Hall.
 - It is redundant for gaining access to the North Building, as the entrances to that building are all on the ground floor, accessible from Aldersgate Plaza.
 - With or without the North Building in place, it absolutely ruins the view of Ironmongers Hall (and the new Aldersgate Plaza) from Aldersgate Street, including from London House. About the only tangible benefit that London House can get from this development is a better view of Ironmongers Hall across the road. Without that highwalk, Aldersgate Plaza becomes a much more attractive open space.

- The new highwalk will be a viewing platform into the 1st and 2nd floor flat windows (living rooms and bedrooms, accessible to the general public 24/7. This overlooking will result in a significant decrease in the privacy and amenity of those London House flats. The situation will be far worse than any current overlooking from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location.
 - The highly visible and easily accessible new highwalk is a potential site of noise and disturbance from antisocial behaviour, 24/7, to all of the flats in London House fronting Aldersgate Street. Again, this is potentially far worse than any noise and disturbance. from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location. Although this would presumably have to be policed and controlled by the same measures that must be put in place to prevent anti-social behaviour in Aldersgate Plaza and all of the other new open spaces in the development.
3. All of the flats in London House fronting Aldersgate Street, bedrooms and living rooms, will be affected by night-time light pollution from the offices on the northwestern side of the Rotunda Building, at a 45 degree angle further south down Aldersgate Street. Measures must be taken to avoid this light pollution. Again, the developers appear to have forgotten that there is a residential block, London House, close to this new building.
 4. The Delivery and Servicing Plan states that there will be a “left in, left out” arrangement for delivery vehicles at the Aldersgate Street service ramp, during both construction and operation. Surely this doesn’t work? All of these commercial vehicles turning left onto Aldersgate Street will be routed into a complex new junction with exits only onto London Wall or towards St Paul’s; there will no longer be a convenient roundabout at the Rotunda around which vehicles can turn to travel north, out of the City. Surely it will be better to reconfigure Aldersgate Street kerbs etc to facilitate turning right out of the service ramp exit?

Please acknowledge receipt of this email.

Regards

Graham Webb

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Case Officer: Gemma Delves

Customer Details

Name: Mr Fred Rodgers

Address: 100 Breton House Barbican London

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: Why isn't a rendered image - and not a weak outline - of the development's effect on the view from Barbican Station bridge included in TVBHIA Part 40?

From: [Joellen Secondo](#)
To: [lpalondonwallwest](#)
Subject: opposition to planning applications for the Museum of London site
Date: 23 December 2023 11:48:56

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I am a Barbican resident and wish to register my very strong opposition to the planning applications for the Museum of London site on the following grounds:

- a. the size and scale of the proposed buildings will severely affect the residential amenity of several blocks on the Barbican Estate both through noise and disruption during construction and also loss of daylight and overshadowing once built;
- b. they would have a major detrimental visual impact on its neighbouring buildings and environment, including the Grade II listed Barbican Estate, St Giles, and Ironmongers Hall.
- c. the project is environmentally unsustainable, and will release an enormous and unacceptable amount of carbon emissions. Instead of demolishing the building previously occupied by the Museum of London and the rotunda those buildings should be retained and repurposed. The current proposals are incompatible with the City of London's own Climate Action Strategy;
- d. there has been improper consultation with the local community, contrary to the City's statement of community engagement;
- e. the proposed project would have a negative impact on the already poor air quality in the area; and
- f. the City has focused on best value but given insufficient attention to the best use of the land.

Sincerely,

Joellen Secondo

17 Defoe House

Barbican

London

EC2Y 8DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr Mark Bogod

Address: 86B Highbury Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I wish to support this application, as someone who works very nearby.

The rotunda and surrounds are a hangover from the very worst of car-centric mid-century planning. For a site in bang slap in the middle of a world city, it's a complete dead-zone, and very hostile to pedestrians - if we are unable to redevelop a site such as this there is no hope for London at all. Those who wish to preserve the city in aspic should not be listened to. The proposal appears to be sensitive to the design of the Barbican next door, and provide impressive amenity.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Clare Fielding

Address: 282 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I strongly support the proposals, which have the ability to regenerate an ugly and underused corner of the City estate and deliver both public realm benefits and much-needed economic activity on Aldersgate Street.

However, robust planning conditions and section 106 obligations should be put in place to secure the promised benefits. When the project is procured, all eyes will be on COL to protect the public benefits being value engineered out of the scheme, and COL will be rightly held to account if they are.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Mark Simpson

Address: 27 Tetherdown London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Given the City has only recently announced it favours refurbishment over knocking down and rebuilding it is perverse to be proposing to demolish such fine buildings with such good bones.

They can be refurbished and sensitively remodelled.

I strongly object to the removal of such great buildings.

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Case Officer: Gemma Delves

Customer Details

Name: James Curtis

Address: 21 Fournier Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The demolition of these buildings would be an architectural and cultural loss to the Barbican and the wider City of London. The proposed replacements offer no noticeable practical or aesthetic improvement and at best would be an eyesore and detract from one of the UK's most important post-war developments

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Case Officer: Gemma Delves

Customer Details

Name: Mr Tom Matthews

Address: 43 Cullum Welch House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: It makes no sense to tear down Bastion House and the Museum of London building to replace them with yet more office space in the City, especially when there is an oversupply of office space in the City and London generally. Keeping these buildings and reusing them is more sustainable, more in keeping with the surrounding architecture and is less wasteful. Not to mention they are iconic buildings. Unfortunately it seems money is the priority rather than what is good for the City of London. As a neighbour I was disappointed to find out the Museum of London was moving to Smithfield, but understandable if they require more space. But tearing down the buildings to replace with generic glass towers is shortsighted and serves no one in the local area nor the people who work in the city. Please reconsider.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Adlai De Moura Stewart

Address: 136A Dawlish Road Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: These are outstanding examples of postwar architecture.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Stephan Solomonidis

Address: 72 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Proposed development is hugely out of keeping with its surrounds. The City has consistently ignored valid concerns raised by the residents' campaign. In a democracy, residents' objections should count for more than that. There are very few CoL council tax payers and they are disproportionately concentrated in the Barbican. Residents have voiced clear objections, which have not been properly addressed.

City office occupancy is anaemic at less than 30%. Look at 25 Cannon Street, "world class" new office space and still empty. Proposed development goes directly against the City's stated aims in carbon reduction. Residents will endure 10 years of construction noise, inconvenience, and pollution, to end up with an empty office block-a white elephant-blocking natural light and views. The Barbican complex and neighbourhood is beautiful, one of the most perfect spots in London, with a wonderful balance between buildings, green spaces, the historic church of St Giles, the

views to St Paul's... the proposed development is crass, supported only by the narrow motivation of making as much money as possible, as quickly as possible. There are other considerations to take into account. People live here. The destruction of the existing buildings has already been shown to be unnecessary, after the campaign paid for environmental and structural assessments. The CoL's "revised" planning request ignores these points.

When a proposal has such an overwhelmingly negative reception from residents, it is a sign that the City should stop, think, re-assess. There's no shame in this. We all have bad ideas from time to time; what matters is being willing to change our minds in light of new evidence and context.

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Case Officer: Gemma Delves

Customer Details

Name: Mr S PRESS

Address: Barbican Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Environmentally unsound, immensely wasteful, absurd, great architectural merit, etc. etc.

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Case Officer: Gemma Delves

Customer Details

Name: Kurt Bredenbeck

Address: 381 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To big . Too ugly . Existing buildings should remain, be restructured and reused .

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Case Officer: Gemma Delves

Customer Details

Name: Miss Katie Hill

Address: 41 Butterfield Close Bristol

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objecting on the basis of wanting to secure a future for the existing striking architecture.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Tian Lan

Address: Flat 2 2A Kings cross road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: No need another 2 office buildings in the old city of London, see how many new offices are around without anyone in????!! Preserve the Museum of London roundabout and no more new ugly new builds without any souls.

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Case Officer: Gemma Delves

Customer Details

Name: Miss Yvonne Trew

Address: 32 Winchester Court Chestnut Walk Nottingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Cultural vandalism.

Relevant to the modern history of the City of London and links to the iconic Barbican Estate.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Arthur Savile

Address: Flat 4 84 Britannia Walk London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: I oppose the proposed scheme on the following grounds:

- 1) It will cause prolonged and unnecessary disruption to a busy road route, served by several buses, upon which the local community relies
- 2) It will cause significant unnecessary pollution through the destruction and replacement of buildings which are effectively viable in their current form with relatively minor alterations
- 3) It will disrupt the architectural harmony of the Barbican, one of the world's greatest Brutalist complexes, with which Bastion House and the Museum of London building form an ensemble
- 4) The proposal is of little architectural merit and does not appear to be designed to last more than a couple of decades, something which suggests that it is not sustainable

- 5) The proposed structure would endanger the conservation zone around St. Paul's Cathedral
- 6) The proposal does not offer anything that is actually needed in the area.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Simon Martner

Address: Flat 72 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans to demolish instead of repurposing the existing buildings. To always demolish and build new is not sustainable if we want to keep our climate targets and also, we already have too many offices around the Barbican. Lastly it would block the view of St Paul's for so many of the residents in the Barbican.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Eric Guibert

Address: Flat 223 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The scheme builds over a substantial existing public realm including a garden, with no benefit to the public or residents. The city has little open space and building over a garden for what seems to be a purely financial aim is short sighted.

It also removes habitat for wildlife and thus does not follow the City's commitment to biodiversity.

The scheme is a poorly designed piece of Green washing, pretending that poorly designed Green facades will replace the loss.

Is the city did care about public realm and biodiversity, Instead of building over, it should redesign the roundabout and central garden as a larger small urban park.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Alberto Garciga

Address: Flat 151 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The City of London Corporation at COP27 promised and pledged that repurposing of existing buildings would be a priority. Yet with the insistence on demolition of Museum of London and Bastion House it is going against its own stated principles. Nothing you say and promise is worth the paper it's written on.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Leslie Joffe

Address: 172 Aldersgate Street Flat 48 London House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The size and scope of the development will:

1. have a negative effect on residential amenities -

loss of light,

increased noise,

overbearing height,

increases in road use for pedestrians and cyclists (and the dangers thereof),

reduced air quality, the release of substantial CO2 into the local area during demolition (and its effect on the area),

2. cause substantial harm to the neighbourhood's listed and unlisted assets -

the Barbican,

Ironmongers' Hall,

Postman's Park ,

St Giles Cripplegate, and others.

The over-development will dominate the Grade II listed Barbican and all that is part of this rich cultural centre (i.e. the conservation nature of the area, City of London Girls School, Barbican School of Music, the concept of the Cultural Mile),

3. have a marked deleterious effect on the history of the surrounding area -

Roman history, Shakespeare, Wesley, the Jewish cemetery and other public cultural heritage sites,

4. question the proposal - is this what the City and London needs?

the building of 2 massive office blocks, when there is countless office space sitting empty in the City. The return to full office working in the future is not predictable so the City of London Planning Authority should be considering what is the best use of the land (more residential) and what is best value (a much reduced development and re-purposing of what is currently in place).

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Nick England

Address: 11 Coastguard Square Rye Harbour

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: These two buildings are an important part of the cultural heritage of the Barbican area and as such should be protected and looked after.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Alex Thiele

Address: 323 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Also very concerned about environmental impact of demolition.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Nikita Poplavski

Address: 339 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a concerned resident and a passionate advocate for the preservation of the unique and historic Barbican Estate, I write to urge to reconsider and reject the current proposal to irreversibly destroy a significant part of the world-known landmark for just another architecturally faceless new development.

The proposal is not only contrary to the City's Climate Action Strategy but also goes against national policies that prioritise sustainability and carbon reduction. Retention and retrofitting is the only sustainable approach that goes beyond apparent City Corporation's focus on financial gains and clear neglect of the broader concept of the best use of the land. The planning authority must take into account not only the economic aspects but also the social, cultural, and environmental values associated with the Barbican Estate. Surely mere central location and the historic heritage renders the existing space lucrative for range of uses that could both directly and indirectly generate revenue through innovative solutions: services, tourism, prestige and whatnot.

Demolishing significant buildings for the sake of massive office blocks is a short-sighted approach that fails to consider the long-term impact on the community and the city's heritage. It is personally

deeply concerning to state seemingly obvious things to the very authorities that are expected to keep such reckless ideas from ever surfacing.



UK issues sanctions over 'state-affiliated' Chinese cyber-attacks

JESSICA FRANK-KEYES

THE government has issued sanctions and summoned the Chinese ambassador over state-affiliated cyber-attacks which spies could use to target UK-based dissidents. Beijing has been publicly blamed by senior ministers for targeting the UK Electoral Commission and running online "reconnaissance" into email accounts of MPs and peers.

A front company, Wuhan Xiaoruzhi Science and Technology Company, and

two individuals, Zhao Guangzong and Ni Gaobin, linked to the APT31 hacking group have been sanctioned over the attacks.

And Chinese spies could even use data stolen from the hack of the elections watchdog to target dissidents of Xi Jinping's government based in the UK, intelligence services have warned.

Foreign secretary Lord Cameron said the cyber-attacks were "completely unacceptable" and that he had raised the issue "directly with Chinese Foreign Minister Wang Yi".

Deputy Prime Minister Oliver Dowden said the UK "will not tolerate malicious cyber activity".

He described defending democracy as "an absolute priority" and warned the UK would continue "holding the Chinese government accountable for its actions".

While home secretary James Cleverly called the cyber-assault "reprehensible" but stressed that: "China's attempts at espionage did not give them the results they wanted." He pledged: "Our upcoming elections, at local and national level, are

robust and secure."

The National Cyber Security Centre (NCSC) - part of GCHQ - revealed the Electoral Commission was likely compromised by a state-affiliated cyber entity between 2021 to 2022.

The attempted cyber-attacks had no impact on electoral processes, the government said, and action has been taken to secure systems and reduce the risk of future attacks.

Separately, the NCSC is almost certain China state-affiliated APT31 unsuccessfully

targeted MPs and peers who called out malign Chinese activity in a separate campaign in 2021.

A spokesperson for the Chinese embassy in London said: "The so-called cyber attacks by China against the UK are completely fabricated and malicious slanders. China has always firmly fought all forms of cyber attacks according to the law. China does not encourage, support or condone cyber-attacks. We urge the relevant parties to stop spreading false information".

LEGAL AND PUBLIC NOTICE

CITY OF LONDON

The PLANNING ACTS and the Orders and Regulations made thereunder

This notice gives details of applications registered by the Department of The Built Environment

Code: FULL/FULMAJ/FULEIA/FULLR3 - Planning Permission; LBC - Listed Building Consent; TPO - Tree Preservation Order; OUTL - Outline Planning Permission

Cromwell Tower Barbican London EC2
23/01386/FULL

The installation of 92 no. small antennas attached to new supporting steelwork, together with associated shrouding and ancillary works, on the rooftop of the building.

Cromwell Tower Barbican London EC2
23/01387/LBC

The installation of 92 no. small antennas attached to new supporting steelwork, together with associated shrouding and ancillary works, on the rooftop of the building.

55 Mark Lane London EC3R 7NE
24/00182/FULL

Change of use of part ground floor level, lower ground floor level and basement level from retail (Class E Use) to a bar and nightclub (Sui Generis).

John Trundle Court John Trundle Highwalk Barbican London EC2Y 8DJ
24/00187/LBC

Internal alterations including refitting of the existing non original kitchen and bathroom; refitting of studio storage and alcove wardrobe; removal and rebuilding of 3 small non structural nib walls to reconfigure the bathroom and kitchen; and relocation of the bathroom door.

160 Queen Victoria Street London EC4V 4BF
24/00205/FULL

Installation of an extension, lift and balustrade at roof level, to provide access to a new rooftop amenity space on the southern aspect of the building along with associated works including the reconfiguration and partial replacement of existing plant equipment and installation of new plant screens.

160 Queen Victoria Street London EC4V 4BF
24/00213/FULL

Replacement of two sections of existing window glazing with louvres on the east facade facing St Andrew's Hill (to facilitate the installation of a new Mechanical Ventilation and Heat Recovery (MVHR) unit for the applicant's London Command Centre fit-out).

232 Shakespeare Tower Barbican London EC2Y 8DR
24/00225/LBC

Internal alterations including refitting of the kitchen, utility room, bathroom and separate shower/WC; reconfiguration of the layout; alterations to doors; and installation of a shallow false ceiling.

112 - 114 Houndsditch London EC3A 7BD
24/00258/FULL

Refurbishment works including: (i) Temporary change of use of part of the building (Floors 2 and 3; and removal of floor 4) from offices (Use Class E) to marketing suite (Sui Generis), for a period of 5 years (ii) Facade alterations and (iii) Creation of a new roof terrace.

You may inspect copies of the application, the plans and any other documents submitted with it on-line at <https://www.planning2.cityoflondon.gov.uk>. If you are finding it difficult to access the on-line documents or require paper documents, please contact us by email at plans@cityoflondon.gov.uk or telephone 020 7332 1710.

Anyone who wishes to make representations about this application should do so online: <https://www.planning2.cityoflondon.gov.uk> or by email to PLNComments@cityoflondon.gov.uk.

Any observations must be received within a period of 21 days beginning with the date of this notice (unless otherwise stated) and will be taken into account in the consideration of this application.

In the event that an appeal against a decision of the Council proceeds by way of the expedited procedure, any representations made about the application will be passed to the Secretary of State and there will be no opportunity to make further representations.



MOSCOW TERROR ATTACK The US dismisses Russia linking the killing of 137 people to Ukraine as 'Kremlin propaganda'



The White House dismissed Russian claims that the shooting attack that killed 137 people in a concert hall outside Moscow was linked to Ukraine. "There was no linkage to Ukraine... This is just more Kremlin propaganda," White House spokesman told reporters. Putin blamed radical Islamists but still linked it to Ukraine. "This atrocity may be just a link in a whole series of attempts by those who have been at war with our country since 2014 by the hands of the neo-Nazi Kyiv regime," Putin said.

Tory voters don't expect to benefit from Budget

JESSICA FRANK-KEYES

LESS than 20 per cent of Conservative 2019 voters expect to be better off thanks to the Spring Budget, a new poll has found.

The Helm/Deltapoll Monitor revealed just 18 per cent of those who backed the Tories at the 2019 general election think they will benefit from Chancellor Jeremy Hunt's (pictured) fiscal measures. Analysis published alongside

the findings warned: "Post-Budget polling has shown that overall voters supported most of the measures, or at least found them unobjectionable.

"But this survey shows a lack of confidence even among previous Tory voters in the likely effectiveness of Hunt's economic measures."

Researchers also revealed that a

majority of 2019 Tory voters don't plan to back the party at the next election, indicating the absence of a post-Budget bounce in the polls, and the lowest level recorded by Helm/Deltapoll.

Forty-nine per cent of voters say they will back the party at the ballot box which represents a five per cent decrease compared to polling of the group immediately after the Budget.



Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Lucy Pollard

Address: 303 Gilbert House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: In a world which needs to take account of sustainability, the City should be refurbishing existing buildings, not building new ones. It should have a care for the historic associations of the area. The proposed buildings are too big and too high, and are likely to adversely affect residents by destroying views, causing poorer air quality, and making it more difficult for pedestrians and cyclists.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Margaret King

Address: 352 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly object to this proposal on the following grounds:

The development will cause substantial harm to the setting of neighbouring listed and unlisted assets, in particular the Grade II listed Barbican, St Giles Cripplegate, and Ironmongers' Hall.

It will dominate the surrounding neighbourhood which include a Conservation area and will compromise its architectural integral. It ignores the history of the site (Roman, Shakespeare, Wesley) and that this area is already posed to become the gateway to the City's Culture Mile.

It will have a negative effect on residential accommodation in the Barbican estate and surroundings, by overshadowing with loss of daylight. And the development itself will lead to noise and poor air quality for residents and pupils attending City of London School and is counter to the

City's Climate Action Strategy and national policies.

I also object to the way the brochures misrepresent the impact of the development.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Julian Burgess

Address: 208 Bryer Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am writing to formally express my strong objection to the proposed development at [address or area] as outlined in the planning application [reference number]. As a concerned resident and stakeholder in the community, I believe that the current proposal raises significant issues that should be carefully reconsidered in the interest of our neighborhood's well-being.

1. **Heritage and Cultural Concerns:**

The proposed development neglects the rich history of the site, including its Roman, Shakespearean, Wesleyan, and Jewish cemetery influences. The potential harm to neighboring listed and unlisted assets, such as the Barbican, St Giles Cripplegate, Ironmongers' Hall, and Postman's Park, is a matter of deep concern.

2. **Environmental and Sustainability Issues:**

The adverse effects on highway safety for cyclists and pedestrians, along with the predicted increase in poor air quality due to additional traffic lights and two-way traffic, are troubling. The proposed development's lack of alignment with the City's Climate Action Strategy and national

policies is also a significant cause for objection.

3. **Visual Impact and Over-Development:**

The visual impact of the proposed development, characterized by over-development, an out-of-scale presence, and a dominant stature in the surrounding neighborhood, is inconsistent with the character of our community. The potential compromise to the architectural integrity of the Grade II listed Barbican Estate and landscape is unacceptable.

4. **Negative Effects on Residential Amenity:**

The potential loss of privacy, daylight, and sunlight, coupled with overshadowing

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Philip Wheatley

Address: 252 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I have viewed the plans for this development and I am dismayed that they will create a very large and ugly building which will dominate the lower end of Aldersgate damaging the townscape and views from St Paul's up Aldersgate of the listed Barbican Estate, . In the process it destroys impressive existing buildings which could be re-purposed and pays no proper account to sustainability issues as the development will release tens of thousands of CO2 needlessly. The proposed development creates similar damage to the setting from within the Barbican Estate increasing the feeling that the estate is being walled in by excessively large office blocks. Such a giant and ugly development of office accommodation is not justifiable in terms of the needs of London. Demand for office space post the pandemic is reducing whereas the demand for housing is increasing. A short term approach of damaging the environment in a sensitive part of the City of London by persuading those with offices in Canary Wharf to relocate to this development while leaving unused offices in Canary Wharf is surely just the sort of selfish short term exploitation the City of London should not engage in.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Helen Suddards

Address: Flat 530 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object very strongly to the demolition of Bastion House and the London museum building. Primarily on environmental grounds. These buildings can be renovated and repurposed with a considerably lower cost to the environment. Secondly these buildings have historical significance forming part of the listed Barbican estate. Thirdly, with so many empty office spaces in the City, why does the Corporation need to build more...is this simply for financial gain? This project conflicts with the Corporation's own objectives in respect to the environment.

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Application Number: 23/01304/FULEIA

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Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Ms Ellie Roy

Address: 252 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed the plans for this development, it is clear that they will create a dominant and very unsightly edifice which will dominate the lower end of Aldersgate and will do nothing to enhance the view to and from St Paul's. The proposal to demolish the existing impressive buildings, which could be re-purposed, takes no account of sustainability issues and will needlessly release tens of thousands of CO2 into the atmosphere. How on earth can that be justified with the climate crisis we are facing, and how is it compatible with the COL's alleged commitment to achieving net zero? The proposed development will have a very negative effect on the Barbican Estate, increasing the feeling that it is being walled in by excessively large office blocks. I have witnessed this happening increasingly over the 19 years that I have lived here. This huge and ugly office development cannot possibly be justified as meeting the most pressing needs of London and Londoners. Demand for office space has reduced post-pandemic while the demand for housing is increasing. Where is the City's plan for meeting those needs in the midst of all this? The proposal as it stands looks greedy and shortsighted. I am registering my objection to it in the strongest terms.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr christiane ten hoopen

Address: 7 hatfield house golden lane estate london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed buildings are simply too high and too bulky. They would dominate the adjacent Barbican Estate (a listed model of sensitive mixed low and high-rise design) and cause immense harm to the setting of this listed group of buildings. Firstly by blocking and dominating views in, out of and around the Estate, secondly by casting shade over the adjacent blocks and open spaces and thirdly by causing excessively high winds at ground level which, as we all know from experience, is what happens around the base of a tall building. It is appalling that the considerate and careful design of the Barbican Estate should be compromised in this manner by a thoughtless, ill-considered and quite frankly greedy proposal. The City of London, still a remarkably well preserved and historic urban entity, should look to other leading cities in Europe, such as Amsterdam, Copenhagen or Turin to see that this sort of proposal is simply not accepted these days in these historic cities.

This is not to mention the immense carbon footprint involved in the demolition and construction of these monstrous new buildings. Given the City of London's much publicised green credentials this proposal is particularly shameful and hypocritical.

Dr. Christiane ten Hoopen,
member of Bloomsbury Conservation Area Advisory Committee
7 Hatfield House, Golden Lane Estate

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr SELINA ROBERTSON

Address: Flat 323, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:As a Barbican resident, I wholly reject the COL plans to demolish Bastian House and The Museum of London because of the devastating impact on the climate, local noise factor, light pollution, an unnecessary construction and an outrageous disregard for historical buildings of cultural relevance.

From:
To:
Subject: Objection to London Wall West
Date: 02 January 2024 13:25:36

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I am an owner of a flat in Mountjoy House, Barbican.

I have viewed the proposals for London Wall West and strongly object to the proposed development on the following grounds:

1. The development is out of proportion to the current area and causes substantial harm to the Grade II listed buildings in the Barbican itself and St Giles Cripplegate.
2. It constitutes overdevelopment of an area leading from St Paul's to the Barbican Estate, and in particular the architectural integrity of the current area.
3. Where is the need for such a large development in an area which is not far from the main skyscrapers of the City of London? The 8 and 22 Bishopsgate developments have been built but I understand only have a tiny proportion (around 5-10%) of their capacity occupied.
4. This is not best use of the land. The land has been used for cultural and historical uses previously for many years before and since 1976 (Museum of London) for 45 years, whereas this development is a short term "cash grab" of development which is not needed in the first place, and in the wrong place.
5. Much better use is through the Culture Mile linking the Tate Modern, St Paul's and up to Smithfield. There is no substantial green space (those proposed are minimal) and sight lines and light would be obliterated including Postman's Park, the London Roman Wall, St Paul's itself and the Grade II Barbican spaces being dwarfed by this development.
6. The development does not take into account the potential retro-fitting of the current buildings, which has been done successfully elsewhere, and therefore breaches the carbon neutral objectives of local government.

Please acknowledge receipt of this objection.

Yours faithfully, Alex Young

405 Mountjoy House, Barbican, London EC2Y 8BP

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Peter Savage

Address: 213 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The London Wall West site, Bastion House, the Museum of London and Ironmonger's Hall, is a collection of unique architectural buildings which should be preserved as an important part of the Barbican Estate already identified by the Twentieth Century Society as an important site.

The Corporation of London's planning application to demolish these buildings (?including Ironmonger's Hall) and replace them with two office blocks would be deleterious to the existing amenities of the Barbican estate as well as resulting in more carbon emissions. An alternative proposal to repurpose the buildings, which are structurally sound, would be more appropriate to the Corporation's aspiration for the "square mile" to be a Destination City.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Fred Rodgers

Address: 100 Breton House Barbican London

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: The submitted, on 21 December, Buro Happold's Social Value Strategy Report appears to lack objectivity and, in parts, especially regarding pre-application consultation, is misleading.

The role of the Strategy also appears to be misleading. Certainly, its purpose is unclear: is it to support the application or to offer amelioration post consent? Whichever, even if consented, the scheme won't be built, so the Strategy will be irrelevant post consent.

The lack of objectivity is quite apparent in 9, "references", where four of the eight documents referred to appear to have been produced by Buro Happold itself. However, the principle of a Social Value Strategy Report should be welcomed as part of the planning process but only if its objectives can be secured by condition. Otherwise, it will just another document demanding reading time for no obvious benefit.

As far as Buro Happold's Strategy is concerned, the list of stakeholders requires editing, particularly regarding exclusions and misdescriptions. Notable local exclusions are the Monkwell

Square residents but why are boroughs adjoining the City - Camden, Westminster and Southwark ignored. Why is Islington "political" but not Hackney or Tower Hamlets? Why is Transport for London also described as "political" and why are various remote MPs and an AM included?

There is a reference in "relevant people" who seem to be more relevant than other people. Who has determined this hierarchy and why?

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Fabian Avis

Address: South View Coate Devizes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:waste of materials to demolish and rebuild. Retrofit all the way. Stop the insane gentrification future generations will suffer from. seriously

From: [REDACTED]
To: lpalondonwallwest
Subject: Objections to Planning application no. 23/01304/FULEIA "London Wall West"
Date: 03 January 2024 08:26:39

THIS IS AN EXTERNAL EMAIL

Hello.

As the owner of a flat on the first floor of London House, 172 Aldersgate St, I object to the planning application (23/01304/FULEIA) as submitted. My comments are as follows.

1. The new North Building, a very small office building in comparison to the extensive new office space included in the Rotunda Building and New Bastion House, should be scrapped for the following reasons:

- The first (and higher) floors of the North Building will form a permanently occupied viewing platform into the living rooms and bedrooms of the 1st-4th floor flats in London House, a short distance across Aldersgate Street. This overlooking will result in a significant decrease in the privacy and amenity of those London House flats. The situation will be far worse than any current overlooking from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location.
- The proposed roof garden on the North Building is a potential source of noise and disturbance, inside and outside working hours, to all of the flats in London House fronting Aldersgate Street.
- All of the flats in London House fronting Aldersgate Street, bedrooms and living rooms, will be affected by night-time light pollution from the offices in the North Building, directly across the street.
- Removing the North Building will permit the expansion of the proposed Aldersgate Plaza into a more useable open space and will open up the entire setting of the front of Grade II listed Ironmongers Hall, especially the view of the Hall and its gardens from Aldersgate Street. This redevelopment is a golden opportunity to show off the hall to much better effect.

Surely the titchy North Building isn't worth imposing the above impositions on the residents of London House? No-one seems to have considered the visual, noise and disturbance effects directly across Aldersgate St to London House, the nearest residential building.

2. Whether or not the North Building is retained, the proposed new highwalk along Aldersgate east side, from John Wesley Highwalk to the new Rotunda Building, should be scrapped for the following reasons:


- It is redundant. For Barbican residents heading, at highwalk level, to the single retained pedestrian bridge across London Wall, the shortest route will be either (i) via the new Mountjoy House link and the west side of New Bastion House; or (ii) from the end of John Wesley Highwalk, via the high level garden pathway around the north & east sides of Ironmonger Hall and the west side of New Bastion House. Barbican residents will take a similar route to reach the highwalk level around the proposed Glade area.
- It is also redundant for Barbican residents walking between the end of John Wesley Highwalk to Aldersgate Plaza or any of the ground level destinations to the south of the Plaza; there is another (shorter) pedestrian route to Aldersgate Plaza via the garden pathways to the north and west of Ironmonger Hall.

- It is redundant for gaining access to the North Building, as the entrances to that building are all on the ground floor, accessible from Aldersgate Plaza.
 - With or without the North Building in place, it absolutely ruins the view of Ironmongers Hall (and the new Aldersgate Plaza) from Aldersgate Street, including from London House. About the only tangible benefit that London House can get from this development is a better view of Ironmongers Hall across the road. Without that highwalk, Aldersgate Plaza becomes a much more attractive open space.
 - The new highwalk will be a viewing platform into the 1st and 2nd floor flat windows (living rooms and bedrooms, accessible to the general public 24/7. This overlooking will result in a significant decrease in the privacy and amenity of those London House flats. The situation will be far worse than any current overlooking from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location.
 - The highly visible and easily accessible new highwalk is a potential site of noise and disturbance from antisocial behaviour, 24/7, to all of the flats in London House fronting Aldersgate Street. Again, this is potentially far worse than any noise and disturbance. from the sparsely-used (and largely concealed) Museum of London highwalk that runs along the east side of Aldersgate Street at this location. Although this would presumably have to be policed and controlled by the same measures that must be put in place to prevent anti-social behaviour in Aldersgate Plaza and all of the other new open spaces in the development.
3. All of the flats in London House fronting Aldersgate Street, bedrooms and living rooms, will be affected by night-time light pollution from the offices on the northwestern side of the Rotunda Building, at a 45 degree angle further south down Aldersgate Street. Measures must be taken to avoid this light pollution. Again, the developers appear to have forgotten that there is a residential block, London House, close to this new building.
4. The Delivery and Servicing Plan states that there will be a “left in, left out” arrangement for delivery vehicles at the Aldersgate Street service ramp, during both construction and operation. Surely this doesn’t work? All of these commercial vehicles turning left onto Aldersgate Street will be routed into a complex new junction with exits only onto London Wall or towards St Paul’s; there will no longer be a convenient roundabout at the Rotunda around which vehicles can turn to travel north, out of the City. Surely it will be better to reconfigure Aldersgate Street kerbs etc to facilitate turning right out of the service ramp exit?

Please acknowledge receipt of this email.

Regards

Graham Webb



Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Graham Wallace

Address: 203 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: There are a number of grounds for objection including:

1. The visual impact of over development on the surrounding neighbourhood in particular the Grade 11 listed Barbican Estate
2. Unsustainability of the development and in particular the refusal to consider refurbishment of current buildings in line with the City's own Climate Action Strategy and of course national policies.
3. As a local resident the negative impact on residential amenity including loss of daylight and overshadowing of the Barbican Estate.
4. The whole consultative process has clearly been a complete sham and insult to us local residents who live and work in the City

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Diana Tyson

Address: 164 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object because:

demolition/rebuilding releases much more carbon than retrofitting and we need to limit that, not increase it

there is not sufficient provision in the plans for access NOT via the Thomas More House car park

the to be demolished buildings are part of the City's architectural heritage

there is already far too much new office space being built in the City

there is an urgent need for community building provision, the site could be used for that

the planned buildings do not fit into the architectural context of London Wall

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jacqueline Glomski

Address: 302 Gilbert House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There are clear environmental concerns regarding the demolition of these buildings. The buildings can be updated and repurposed instead of being demolished.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Emma West

Address: Flat 402 Gilbert House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will have a very negative effect on the environment, despite the Corporation's own stated vision and goals on environment. It will release tens of thousands of tonnes of CO₂.

It will create a huge amount of disruption and noise over a prolonged period, negatively impacting all the residents in the Barbican and surrounding area.

The proposed footprint will block space and light.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr MARK MALLINDINE

Address: 208. Seddon House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Appalled that the application is even being made. An approval would be a dereliction of duty by the planning committee

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Nils Fischer

Address: 88 John Trundle Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment:-New Bastion House is ringfencing the height of Bastion House whilst being a different and significantly more voluminous typology: Whilst the current Bastion House is a point tower with a distinctly vertical aspect, detached from the podium structure and somewhat blending in to the surrounding height lines, "New Bastion House" is an extruded block featuring a top-heavy cantilever, with significantly more elevation surface and a significantly higher impact and presence in the views from surrounding sites and buildings.

Comparing elevations C (existing/ proposed) drastically illustrates this.

Proposal: Reduce height by 3 floors/ to 76.26m to be equal to the proposed Rotunda building (being of similar character) to mitigate the impact of the significantly inflated volume and elevation of the proposed New Bastion House.

- Loss of the roundabout

Already, the junction Aldersgate Street/ Fann street is overburdened by traffic trying to turn around on Aldersgate street, mostly by turning into the private access ramp to the Bryer Court basement car park. This is a practically permanent occurrence, and temporary measures to prevent right turns from Aldersgate street into Fann Street have proven completely inefficient, plus burdening residents trying to access the car park.

Losing the roundabout on the Rotunda site will predictably worsen this already problematic situation in lieu of any other way to turn on Aldersgate street.

-proposal: Reinstate the roundabout as part of the proposed scheme

From: [REDACTED]
To: lpalondonwallwest
Subject: Re: Objection to proposed redevelopment of London Wall West
Date: 17 January 2024 19:51:41

THIS IS AN EXTERNAL EMAIL

My address for this letter is,

Flat 135 Thomas More House, Barbican, EC2Y 8BU

Regards,
Sarah Benjamin and Phillip Keir
Please note new email address for all correspondence.

[REDACTED]

On 17 Jan 2024, at 10:52 pm, lpalondonwallwest
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comment. In order for it to be registered, please provide your full address.

Kind regards,
Rianne

From: sarah benjamin [REDACTED]
Sent: Sunday, January 7, 2024 2:16 AM
To: lpalondonwallwest <lpalondonwallwest@cityoflondon.gov.uk>
Subject: Objection to proposed redevelopment of London Wall West

THIS IS AN EXTERNAL EMAIL

To whom it May Concern,

I am writing to object to the proposed redevelopment the London Wall West precinct by the City of London. Further to the points outlined below I should add that the City of London is not only failing to take into account its own guidelines in this proposal but ignores best practice of placemaking in financial centres of leading cities around the world. Mature city centres are increasingly becoming

real hybrid places of work, leisure, retail, hospitality and places to live. Such a mix what makes a place vibrant and attractive for visitors, office workers and residents alike. Whilst the City of London has some of these elements, it continues to privilege office space over all other spaces. A monoculture of office buildings without a balance of everything else that brings an area to life is a risky investment based on old thinking. The City of London can and must do better.

SUSTAINABILITY AND CLIMATE CHANGE

Demolition and new build will unleash tens of thousands of tonnes of embodied carbon. Sustainable options to retain and re-use the existing buildings have never been seriously considered. The proposal runs counter to national and local climate action policies, including those of the City itself. Demolition should be a last resort.

HERITAGE

The former Museum of London and Bastion House are important and distinguished buildings which should be retained and adapted. Demolition will not only destroy these heritage assets but cause substantial harm to the setting of neighbouring assets such as the Barbican Estate and gardens, St. Giles', Postman's Park and St. Botolph's. These will be dwarfed by the towers and see the sky around them shrink.

MASS AND SCALE

The Barbican Estate and Barbican South (London Wall) were developed in tandem, with open spaces contained in between and building volumes aligned and in proportion. The sheer and disproportionate amount and bulk of the proposed buildings and their position bear no relation to the original plan, and have no regard for the existing townscape, whether in form, scale or grain. New Bastion House will measure more than two and a half times the volume of current Bastion House and the proposed Rotunda building more than twice. Their impact will be felt from all corners of the Barbican Estate and on our streets, from Aldersgate Street, St Martin's Le Grand to London Wall and Monkwell Square and from the Lakeside Terrace and the Highwalks.

HISTORY AND CULTURAL POTENTIAL OF THE SITE

Near the site of the Roman and Saxon gate in the City Wall, the proposed Rotunda tower will block views and circulation along the ancient and longest numbered road in the UK leading North. Its history, its post-war cultural use as the site of the Museum of London and its location as gateway to the Culture Mile have all been ignored.

RESIDENTIAL AMENITY

There will be a reduction in the amount of daylight and sunlight for residents, solar glare, as well as privacy and over-looking issues which will also affect the Girls' School. The viability of the Thomas More House Car Park will be severely impacted. The existing ramp, currently sole access for Seddon, Thomas More, Lauderdale, Mountjoy and Lambert Jones Mews, will also become the only access route into and out of the proposed development for all traffic. How will this work for emergency vehicles, deliveries and services, postal services, taxis, cyclists, and pedestrians? Residential access, air quality, noise and disturbances, and safety of pedestrians and cyclists will be adversely affected.

OFFICE DEMAND

The City has no tenant for this site. There are other locations within the City suitable for major office development – should demand exist. The demolition of the existing buildings is speculative and reckless and driven solely by a desire to maximise financial return. No regard is given to the value of retention in environmental terms or best use – culture/education/diversification.

The application as it stands should be rejected on these grounds and the City of London required to think again.

Yours sincerely,

Sarah Benjamin

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Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Gareth Owen

Address: Flat 19 Andrewes House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: We wish to object to this application on the following grounds:

- It will cause substantial harm to the setting of neighbouring listed and unlisted assets (the Barbican, St Giles Cripplegate, Ironmongers' Hall, Postman's Park).
- The development will release tens of thousands of tonnes of CO2 during demolition and construction. The refusal to consider retention and retrofitting is incompatible with City's Climate Action Strategy and national policies.
- The over-development is out of scale and will dominate the surrounding neighbourhood (Grade II listed Barbican Estate and landscape/Conservation Area/City of London School for Girls) and will see architectural integrity compromised.
- An overall negative effect on residential amenity with loss of privacy, daylight and sunlight/overshadowing and an increase in noise.

- The planning authority is only considering best value and not considering the best use of the land
- Rich history of the site is ignored- Roman, Shakespeare, Wesley, Jewish cemetery, which is public cultural heritage. As the Museum of London is moving and Centre for Music no longer planned, culture is sacrificed and does not fit as a gateway to the Culture Mile.
- Adverse effect on highway safety for cyclists and pedestrians and an increase in poor air quality with more traffic lights/potential traffic hazards with two-way traffic.
- Misrepresentation of the impact - public information has made spaces look bigger with only selected views included. St Paul's has been air-brushed out of the model and dangling greenery distracts from the true impact of the sheer size and scale of the proposal.

Gareth Owen & Alec Parsons-Smith

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Martin Seiffarth

Address: 96 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am glad that the developer has listened to residents' concerns and maintained and improved highwalk access to the Barbican within this scheme.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Barry Reynolds

Address: Flat 307 Willoughby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this scheme. The Barbican Association is anti-development NIMBYism, and is a perfect example of the type of unreasonable objections that result in the City struggling to attract investment. As a resident of the Barbican, I strongly resent the assumption of the Barbican Association that all residents would automatically reject this proposal. We desperately need more investment and growth in the City, and without the existing investment the City would not be as vibrant and competitive as it currently is. Rampant NIMBYism by entrenched, privileged homeowners who desperately and selfishly want to protect their own way of life at the cost of others is problematic and should be stopped. The list of "reasons for objection" that is being forced upon residents through a relentless campaign of unsolicited marketing materials is a thinly veiled pretext for protectionism and anti-growth thinking. None of these reasons are researched or legitimate - they are a facile attempt to find any potential reason to try and object to this well researched and valuable scheme. The current Bastion House is a useless blight that detracts from an otherwise well thought out city design - any attempt to claim it represents "heritage" is either misinformed or disingenuous. Do not assume that the small number of extremely loud voices from a privileged minority represent all residents - we are not all anti-growth, NIMBYs who selfishly want to protect their own lives without helping the rest of our society grow and prosper.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Miss Lara Phasey

Address: 18 Woodside Road Purley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The demolition and new build will unleash tens of thousands of tonnes of embodied carbon. Furthermore, demolition will not only destroy heritage assets but cause substantial harm to the setting of neighbouring assets. There will be a reduction in the amount of daylight and sunlight. Demolition should be a last resort.

From:
To:
Subject: London Wall West planning application objection
Date: 10 January 2024 11:04:50

THIS IS AN EXTERNAL EMAIL

Dear City Planners,

I am writing to object to the development on London Wall West proposal.

I am objecting on the following grounds:

The loss of London:

It is hard to understand why the Corporation of London seeks to emulate Dubai or Singapore, we have heritage in London that has all but been lost, and yet is one of the key factors encouraging companies to the City in the first instance, as a distinct and cultural asset. One needs to look no further than the migration out of Canary Wharf into the City. The heritage cannot be valued highly enough, and it seems the Corporation has lost any interest in maintaining the unique City feel given the level of development permitted. An immeasurable loss.

Environment: The amount of carbon that will be released in creating this proposal is incomprehensible. The Barbican estate is in danger of becoming unliveable at current summer temperatures, why support a proposal that will only contribute to this unprecedentedly high global temperatures? This is as far from being an environmentally-sensitive build as it could be, while lip service is paid, the reality is that the building will be hugely environmentally damaging.

Residents:

I appreciate the Corporation needs balance the needs of its office workers and residents, but quite clearly this is a huge blow for the unfortunate people enjoying living in Thomas More. Aside from the obvious loss of light, night light pollution, privacy issues and an unappealing view, I understand the access to Thomas More will be shared with that of the building, not only making it potentially dangerous in the event of an emergency, but incredibly noisy and poor air quality as residents need endure heavy amounts of traffic to the new development.

On balance, it is simply such an ugly and imposing site with no thought to the environment, and with everyone working from home the demand for office space is simply not there. Build green housing rather than mega office blocks, through refurbishing the existing buildings, they have true merit and I've seen refurbished buildings of the same era in Plymouth that truly enhance the feel of the City. New builds of this run-of-the-mill nature are simply dull.

Yours faithfully
Caroline Bennett
Barbican resident

From: [Simpson, Liz](#)
To: [lpalondonwallwest](#)
Subject: Objection to London Wall West Planning application
Date: 10 January 2024 13:15:32

THIS IS AN EXTERNAL EMAIL

I object to the plan:

Firstly, by proposing the destruction of buildings instead of repurposing them it does not fit into the CoL policies for reducing the city's carbon foot print.


Secondly it breaks the promise given to local residents at the BA annual meeting 2 years ago, that the CoL was NOT aiming at maximising the financial return on use of the site.

Thirdly, the proposed new buildings will damage the integrity of the adjacent Barbican residential and public realms of the estate and the wider City neighbourhood of which it is part.

The original building of the estate to the ground-breaking Architectural plans of Chamberlin, Powell and Bon in the 1970s was a brilliant move by the CoL. It is a key component of cultural heritage of which CoL has a duty of care. In contrast, the current LWW proposal is a wanton example of cancel culture.

If the CoL is serious about wanting to make the City an attractive destination, it needs to add valuable components, not destroy existing ones. For example, to call it a place of cultural activity, it needs intellectual and creative components like those included by Camden & Islington in the Kings Cross/Regent Quarter development, eg The Crick Research institute, St Martin's Art School and repurposed historical structures like the coal pits. Here in the City a start can be made by caring for the existing architectural heritage.

Heritage aspects have been brilliantly included in the City of Westminster's renovation of the National Portrait Gallery according to the historically sensitive plans of Jamie Fobert Architects. The place is now buzzing with UK & foreign visitors and with students of art and politics. No visitors will be attracted to visit a site composed of tall office buildings. Nor is it clear to those not driven by greed that there is need for yet another huge office development.

Elizabeth Simpson, FRS, OBE
107 Seddon House
London, EC2Y 8BX


Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: A Byrne

Address: Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planning application as a close neighbour of the scheme.

I understand that a new use and some updating is required for this prominent site but the nature and scale of what is being proposed is unsuitable and unsustainable. The bulk and massing of the new tower blocks are completely out of context in the neighbourhood and in particular the neighbouring listed buildings, the local heritage (including Roman remains) and the protected St Paul's views and environment.

As an owner of an apartment in Mountjoy House, I am very concerned about the loss of amenity for residents, including loss of daylight and sunlight, privacy and noise from commercial occupiers and public space. The new Bastion House completely over shadows Mountjoy House in its size and scale.

I am also concerned about the over-use of the current ramp and access way to the Thomas More car park which is proposed to have multiple uses for the new development. How will resident safety be maintained? Residents currently use this access for vehicular and pedestrian access, deliveries, as well as access by emergency services.

The City Corporation has been promoting sustainable development and retro-fitting in the City but has not taken the opportunity to adopt this policy for this landmark site which is very disappointing.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Peter Duckworth

Address: 312 Gilbert House The Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development. The proposed scheme is of a scale out of all proportion to the area of the Barbican Estate, and its environs. The sheer volume of these proposed buildings will dwarf the surrounding buildings and completely dominate the area in a very ill-considered way. They will take sunlight from some of the residences at the Barbican, as well as introducing privacy issues to residences and the City of London Girls' school.

Also these two significant 20th century buildings are of great heritage and should be valued by the City of London. Some way of retaining these heritage buildings should be found.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Fiona Savory

Address: 410 Gilbert House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I understand there are plenty of other office tower blocks planned for the City (near the tower cluster around Bishopsgate / Leadenhall) so I don't believe we need any more in the Barbican area. The proposed new towers will adversely affect many flats in the Barbican, blocking light and views. The major construction works will grossly deteriorate quality of life for Barbican residents for the inevitable lengthy time of demolition and rebuilding.

The proposed re-organisation of the roundabout whereby 1/4 of it is blocked off will lead to traffic backing up Aldersgate Street and indeed up into Goswell Road, Long Lane and Beech Street. This will increase pollution and nuisance again to Barbican residents, London House residents and offices in Aldersgate. I believe the disruption to traffic flow having to go 3/4 the way round the roundabout will lead to further congestion along London Wall in turn adversely affecting residents in Wallside, Mountjoy, Andrewes, Willoughby and Gilbert Houses.

Access via the Thomas More Car Park slope will also significantly affect Barbican residents (congestion, noise, pollution) and pupils at City of London School for Girls, whose tennis courts and playing fields are immediately adjacent to the car park slope.

Please re-purpose the existing old Museum of London buildings and minimise the carbon footprint of reconstruction. Please do not pursue the idea of replacing the existing buildings with tower blocks.

I strongly object to this planning application.

From: [Peter D](#)
To: [lpalondonwallwest](#)
Subject: Objection to planning application
Date: 10 January 2024 21:23:34

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I object to the proposed development. The proposed scheme is of a scale out of all proportion to the area of the Barbican Estate, and its environs. The sheer volume of these proposed buildings will dwarf the surrounding buildings and completely dominate the area in a very ill-considered way. They will take sunlight from some of the residences at the Barbican, as well as introducing privacy issues to residences and the City of London Girls' school.

Also these two significant 20th century buildings are of great heritage and should be valued by the City of London. Some way of retaining these heritage buildings should be found.

Kind Regards,
Peter Duckworth
312 Gilbert House
London
EC2Y 8BD

From: judith.duckworth
To: lpalondonwallwest
Subject: Objection to plans for London Wall West
Date: 10 January 2024 22:23:18

THIS IS AN EXTERNAL EMAIL

To whomsoever it may concern:

I am writing as a resident of the Barbican Estate (312 Gilbert House, EC2Y 8BD) to express my concerns and objections to the planned development of London Wall West.

The demolition and new build will entail thousands of tonnes of embodied carbon being released into the environment over a period of many years which is in complete contravention of the City's very own heavily promoted net zero target and climate goals. The City has also made much of it's intention to move away from a demolition approach to favour one of refurbishment - this development makes no attempt to honour this declaration and runs counter to national as well as local climate action policy.

The Barbican is grade 2 listed, a site of recognised historical and cultural significance within the City. I feel strongly that this development not only causes huge damage to the environment but as the Barbican site will be dwarfed by the sheer size of the proposed towers, it fails to recognise and consider the value of this asset to the cultural heritage of the City.

The proposed new Bastion House is more than twice the volume of the existing building and involves the loss of two distinguished buildings with their demolition. The new tower block on the Museum of London site will involve the lamentable loss of the view towards St. Paul's from Aldersgate Street.

It is lamentable that the proposed plans destroy much of a historical site that currently reflects so richly it's cultural history with echoes of Roman and Saxon cultural life entwined uniquely with that of post-war life up to the present day. I therefore implore the City to reconsider it's existing plans and recognise that there are other more suitable locations for development within the City. Alternatively, to retain and re-use the existing buildings.

Yours faithfully
Judith Duckworth

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Joel Livesey

Address: One Bartholomew Close, St Barts Square 5th Floor, 20 Farringdon Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: You have failed to follow your own processes, will not be reusing the site as you should, and will be creating more high rise objectionable buildings than are needed. This is terrible for the environment, the community, the skyline and the city.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Simon Houghton

Address: 26 Bury Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: I am writing to express my strong objection to the proposed new development in the City of London, particularly in the historical area near the London Wall. Several concerns arise that merit careful consideration before proceeding with such a project.

Firstly, the proposed new buildings appear to deviate significantly from London's rich architectural heritage, thereby disrupting the historical character of the area near the London Wall. It is essential to prioritize architectural continuity to preserve the cultural and historical significance of the City of London.

Secondly, the existing public transport and road networks are already stretched to their limits, leading to overcrowding and congestion. Introducing additional developments without addressing these infrastructure challenges could exacerbate the problem, negatively impacting the daily lives of residents and commuters alike.

Furthermore, the City of London is grappling with an insufficient amount of greenspace and trees. The proposed development may exacerbate this issue, leading to a further reduction in the availability of vital green areas that contribute to the well-being of both residents and the environment. Preserving and expanding greenspaces should be a priority to maintain a balanced and sustainable urban environment.

In conclusion, I strongly urge a reconsideration of the proposed development, taking into account the historical significance of the area, the need for architectural harmony, and the pressing issues related to transportation, road congestion, and greenspace.

From: [James Watson](#)
To: [lpalondonwallwest](#)
Subject: Objection
Date: 11 January 2024 11:40:07

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

The City of London Planning dept surely has, or ought to have, a patron saint - St Augustine, who famously prayed, "Oh Lord, make me chaste - but not yet." Thus it is at the Guildhall with net zero. It is impossible to see how the plans to demolish Bastion House are consistent with the City's climate goals. Perhaps the only the sound of the Thames' overflowing waters lapping at the walls of the Guildhall will concentrate the minds within its august portals. It's time to call a halt to the policy of extracting as much money as possible from any given site, and it's time to think climate emergency.

Yours faithfully

James Y Watson
513 Willoughby House
Barbican
London EC2Y 8BN

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Stephen Lubell

Address: 41 Percy Street Shrewsbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:As a frequent visitor to the City of London and someone who appreciates the historical importance of this site I write to object to this application on the grounds that the former Museum of London and Bastion House are important buildings which should be retained and adapted for other use. Demolition will not only destroy these heritage assets but will inflict harm to the environment of the Barbican estate and other important sites in the area. The proposed towers are out of keeping with the area and potentially could affect the sight lines to St Pauls Cathedral.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Konstantin M

Address: 3 Lehmann Oaks Lakeview Crawley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:It's not well though idea of building more skyscrapers in the are of residential buildings and already overloaded with office space part of the city.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Karen Gilleberg

Address: 78 Rupert Street Norwich

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The plans for London Wall West have already attracted widespread opposition - but recently the City Corporation inexplicably rejected multiple reuse proposals - offers it itself described as 'credible' - in favour of the mindless demolition of two important icons of post-war British architecture. Architecture that can never be replaced. Just like bird, insect and wild animal species, people are mindlessly and ruthlessly destroying our heritage; people who do not care one iota.

The proposed scheme will result in the demolition of the former Museum of London, its distinctive dark brick rotunda echoing the Roman city walls, and the Miesian Bastion House - destroying outstanding built culture and history and unleashing 1000's of tonnes of carbon to make way for yet more super-scaled private office blocks. What is wrong with refurbishing these iconic buildings - the long term outcome of demolition will not be reconciled nor will the release of thousands of

tonnes of carbon be mitigated. What is the Corporation going to do to mitigate it all? There is nothing they can do - THIS IS UTTERLY DEPLORABLE - THE WHOLE IDEA OF IT.

Not only is this move alarmingly out of step with global thinking on sustainability and the lead of world-cities, but it also flies in the face of the City's own commitment to achieve net-zero carbon emissions in the Square Mile by 2040. THE WORLD IS DOOMED IF PROJECTS LIKE THIS ARE ALLOWED TO HAPPEN - WE HAVE TO STOP UNFETTERED CONSTRUCTION LIKE THIS FROM HAPPENING - IF WE DO NOT, THOUSANDS OF ICONIC BUILDINGS WILL BE LOST - THIS IS OUR HERITAGE, NOT YOURS TO DO WITH WHAT YOU WILL.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Vincent Scully

Address: 540 Willoughby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to this application - I am only allowed 2000 characters to do so, which is hardly adequate for an application comprising 388 documents. This is unfair in itself.

The entire scheme of moving the MoL was predicated on this site being used for a concert hall, providing significant local and national amenity value, economic contribution etc.

Local residents and businesses having been sold the project on that false basis, the CoL now seeks to profit from turning a much-valued cultural site into commercial office space. This is not the best use of a prime site in the city, simply the use which brings the City the most revenue: there is already significant office development planned and under construction in the area, in circumstances of falling demand for office space.

This criticism can be tested: what is the proposed use of the building? It is not to be, for example, retained by the City and rented out at reduced rates to start-up businesses, or used for affordable housing. No, it is to be rented out as office space at market rates. The Social Value Strategy

Report contains a lot of aspirational statements about, for example, incorporating maker space into the plan. But it is not proposed that this will be a condition - so the developer will be entirely free to ignore this.

That report refers to the need to "continue the golden thread of community engagement". The only community engagement has been overwhelmingly negative - it is patently false to pretend this development follows any constructive engagement. The only community concession was to see if there was market interest in sustainable refurb instead of rebuild. The "credible" offers to do so were then ignored.

The visual impact of this vast development on the nearby listed Barbican estate is also significant and disproportionate, as is the impact on the residential amenity of those living there - both during the construction period, and then when left with a giant eyesore afterwards.

From: [REDACTED]
To: lpalondonwallwest
Subject: Re: London Wall West
Date: 17 January 2024 12:22:58

THIS IS AN EXTERNAL EMAIL

Sheila McIntosh
33 Thomas More House
Barbican
London EC2Y 8BT

Sent from my iPhone

On 17 Jan 2024, at 11:53, lpalondonwallwest
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comment. In order for it to be registered, please provide your full address.

Kind regards,
Rianne

From: Sheila McIntosh [REDACTED]
Sent: Thursday, January 11, 2024 3:05 PM
To: lpalondonwallwest <lpalondonwallwest@cityoflondon.gov.uk>
Subject: London Wall West

THIS IS AN EXTERNAL EMAIL

Objections to recent proposals for redevelopment

My objections to the new proposals for London Wall West are similar to my objections to the previous proposal; so far none of them has been addressed.

Only the model of the project gives some idea of scale and appearance. The drawings, video and photos are misleading. This was true of the first proposal and is just as true of the new one. The imaginary green vistas would impinge on the sports facilities at the girls' school and on Ironmongers' Hall. The sunny landscape envisaged in the video will not exist. The south side of the Barbican will be engulfed in tall buildings. They will significantly reduce natural light and are likely to produce wind tunnels between blocks. The Barbican Estate, an icon of twentieth century building innovation and architecture will become a tiny anomaly in a sea of office blocks. Residents on the

south side of the Estate are likely to find access to the Estate restricted and overcrowded.

The previous proposal put forward the idea of reusing materials salvaged from the demolition of the present structures. The idea is revived in a different form in the penultimate paragraph of Chris Hayward's letter of 29 September: 'Bids could be on a redevelopment, reuse or, partial reuse basis.' 'Would' has evolved into 'could.' The answer to my original question on the previous proposal: who will monitor this? is clear - no one. Only the market 'will advance the optimum use of the buildings.'

In the third paragraph of Chris Hayward's letter of 29 September 2023, he states that the Corporation is under a legal obligation to gain maximum financial return 'as with all local authorities in a comparable situation.' Which LAs and what is the 'comparable situation'? The City, as one of the wealthiest LAs, is not in a situation comparable to many other LAs, particularly not those facing bankruptcy where the legal obligation to gain maximum financial return is much more urgent. At the Common Council meeting of 13 October 2022, on another issue, Chris Hayward challenged robustly the view that the City was in financial difficulties. And yet for immediate financial gain, developers will be given a free hand in an unimaginative project disrupting the lives of City residents and those who work here for years to come.

In the interests of the market the Corporation will ignore its other responsibilities: environment, sustainability, history and heritage. The City also has responsibility for the wellbeing of a small (ten thousand or so) but vibrant resident population who play an important part in enhancing the ambience of the City. Timothy and Shane Spall's comments in the *Evening Standard*: 'Timothy Spall pleads for end to 'cacophony' of building work near City of London home as King's Speech star speaks of "four years of hell"' (7 July 2020) are particularly apt. The projected time scale for the redevelopment of London Wall West is much longer than four years.

Who has done the forensic work proving the non-viability of reusing the existing buildings and the supposed eco-friendliness of demolishing and rebuilding on the Museum of London and London Wall sites? Recent research on the subject has been carried out in other places and the City could take note of the innovative ideas emerging from it. For every piece of research endorsing the Corporation's claim that there is consistent long term demand for office space in the square mile I'm sure other research could be found validating a different, more diverse and imaginative view.

I also take issue with another of Chris Hayward's statements, a statement expressed more aggressively at the meeting of the Common Council 2022 than indicated in the minutes. He says only points challenging facts are legitimate. Anything else crosses

the line between objective facts and subjective professional opinion. If this is the general view of the Corporation, then what happens to discussion as an exchange of ideas? The selection of facts and their interpretation depends on the prism through which we view the project whether that prism is financial, aesthetic, moral, utilitarian or anything else it is not objective. Without acknowledging this, discussion is pointless and consultation non-existent.

Perhaps confidentiality is an obstacle to the publication of the soft market testing exercise but it is not an insoluble problem and the publication of the main findings could contribute to a genuine exchange of ideas and to real rather than token transparency.

The present attitude of the Corporation is most likely to end in a project from which the developers and the Corporation are the beneficiaries. In spite of what the City calls a consultation process, the residents and people who work in the City will have a project lasting years imposed on them. They will be among those who suffer most from disruption, noise and the environmental damage.

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From:
To:
Subject: London Wall West planning application objection
Date: 11 January 2024 22:09:01
Attachments: [Bastion House letter.pages](#)

THIS IS AN EXTERNAL EMAIL

353 Lauderdale Tower,
Barbican,
London EC2Y 8NA

London Wall West development

Ref 23/01304/FULEIA: 23/01277.LBC: 23/01277/LBC

For the attention of the City of London Corporation Planning Department

I wish to submit a formal objection to plans by the City of London Corporation to demolish Bastion House and the former Museum of London. The redevelopment proposed for this site would be totally inappropriate to an area that includes a residential estate that has listed status; a school; adjacent buildings of historic interest; archeological ruins; and a much-loved park.

The proposed London Wall West development is a speculative venture by the Corporation which seems determined to ignore local opposition, dismiss alternative more sympathetic designs for the site, and discount the fact that there is no proven need for more commercial office space in the western part of the City.

Indeed, until recently, the Corporation appeared to accept that the majority of new high-rise office blocks would be concentrated in the eastern part of the City, with homes, cultural activities, and tourist attractions clustered on the western half. This includes the Barbican and Golden Lane estates, the Barbican Arts Centre, the new Museum of London, and St Paul's Cathedral.

If the Corporation is serious in its aim of creating a Destination City, why is it now so keen to press ahead with a such a controversial development that contravenes its own long-term vision?

Specifically, plans to build two tall office blocks on the site breach the City's own net zero carbon emissions target by releasing vast amounts of carbon gases in to the atmosphere during the demolition phase. With the site within a few metres of homes and a school, this would create severe health risks for local residents and school children. Alternative plans that involve repurposing the existing buildings would be far less polluting.

Bastion House and the former Museum of London buildings are also of heritage value and that ought to be respected by the Corporation which should take its role as custodian of such a unique area far more seriously, and not succumb so readily to purely commercial interests.

The scale and volume of the development that the Corporation is proposing is totally out of keeping for the area that includes a protected sightline of St Paul's, hidden gems such as Postman's Park, numerous Wren churches, several livery halls, some wonderful mansion blocks, and numerous other local treasures, as well as several thousand local residents.

Specifically, the development will reduce daylight for both residents and the City of London Girls School; block direct access to the well-used Thomas More car park; and restrict access for deliveries, emergency services, refuse collections, and postal services.

This is an entirely unnecessary development, with no evidence that so much additional office space is required. It is hard to understand why the Corporation is being so deliberately provocative by submitting a planning application in the full knowledge that it will outrage local residents. These are the people who contribute so much to the success of the City of London, and are genuine stakeholders, unlike most of those who work in the Guildhall but who live elsewhere and have little interest in the long-term consequences of short-sighted planning decisions.

So I very much hope these plans for London Wall West will be rejected, and replaced by an alternative more sympathetic scheme.

Yours faithfully,

Janet Porter

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Guillaume Faucompre

Address: 327 Willoughby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:As a resident of the Barbican,

I strongly object to the plans for London Wall West as they are.

I support the campaign of the Barbican quarter action, especially on the following grounds:

- it's not sustainable to demolish buildings every 50 years or less. whatever sustainable claims the new proposal could make are not serious if it requires demolition and rebuild
- the size of the proposal is way too big and dwarves the close by residential houses. Residents feel trapped with all those tall bulky towers popping up all around. Can we please keep our access to sunlight (natural, not window reflection)
- the existing buildings have been built as part of the whole Barbican project. This feels completely disconnected from the original idea of for the neighbourhood.

The project apparently "follow(s) over two years of consultation with the local community". Given the strong rejection of most Barbican residents, I am not sure what local community means in this

sentence.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Lila Rawlings

Address: Flat 719 Willoughby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:- The sheer bulk and mass of this scheme bears no relationship to the original plan and has no relationship to the surrounding area. It's just too big and too bulky and lacks any design sensitivity or concern for city workers or local residents.

- The destruction of these buildings runs counter to both local and national climate action policies - can this be explained? The City of London is making false claims in terms of its carbon footprint with a record amount of demolition currently underway and this should be cause for huge concern on a national level.

- With the new HSBC building at one end of St Martin's Le Grand and this huge glass scheme at the other - the street will become a canyon. For evidence of this see the far end of Moor Lane where no sunlight ever comes - or the southern side of the square mile which has been totally over developed so not one tree can survive - all that remains are a few dead trees unable to find any light source.

- Currently there are no tenants for this scheme whilst many office blocks remain unoccupied - this continues to be a baffling question and one can only assume these type of buildings are part of a bigger issue that amounts to nothing less than a national scandal.

- On an aesthetic level - more bland glass towers aren't going to win any prizes for visionary-innovative-climate aware- people-friendly urban development. They are simply too big and too greedy. Pls see the No 1 London Wall the scheme by Make architects which uses stone and corten steel with a variety of design and consideration for the historic sensitivity of the area - and has created a pleasing location for residents, workers and visitors to the city - and is a complex that has been praised on an international level.
- The development of this scheme seems to be in direct opposition to the objectives set out in The Cultural Mile - is it a series of buildings that show British excellence and design at its very best?

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Case Officer: Gemma Delves

Customer Details

Name: Mr Anthony Swanson

Address: Flat 151 Lauderdale Tower, Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I have lived in the Barbican for 25 years. I am disappointed that after reassurances given by COL to repurpose Bastion House for carbon release, environmental and residential amenity reasons the COL planning application allows for demolition. The site needs to be redeveloped but the proposed scale of the office development seriously degrades the proportions and heritage of the Barbican Estate.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Peter Bennett

Address: Tudor Rose Court 35 Fann Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the proposals which create a welcoming entrance to the Barbican area, with ample cultural and environmental spaces attractive to a wider audience, as well as essential first-class commercial space for City businesses. The current buildings on the site are very dated and unwelcoming, presenting a barrier, rather than the now proposed gateway. They exhibit features which would be very costly to modernise and could never provide the high quality facilities which the City deserves. Indeed, the noise and nuisance from any refurbishment works would far exceed the disturbance from total demolition and re-building (witness 1 Golden Lane refurbishment). The scheme proposed has been well refined to provide world-class buildings and facilities worthy of their location. A much needed transformation of a currently uninspiring corner of the City.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jane Insley

Address: 142 Thomas More House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is little commercial or climatic sense in demolishing existing buildings to allow even larger and potentially emptier buildings to be erected in their place. The demolition and removal of building materials (to where?) represent a colossal carbon burden before any of the rest of the project is attempted.

Surely present day architects can come up with imaginative ways to facilitate contemporary reuse of the existing buildings with our future climate issues in mind - more people work from home, use digital communications which require power ultimately in electrical form which should be sourced sustainably and preferably on site.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Sally Bradforth

Address: 16 Bycullah Avenue Enfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: What an absolutely egregious waste it would be to demolish these buildings, when it has been agreed that they could be effectively retrofitted. This would be a total disaster for the environment, and our net zero goals. Aside from that, these are unique (and I think, beautiful) buildings of architectural merit, by two celebrated post-war architects. They may not be to everyone's taste, but without question they are a part of our city's heritage, which should be preserved.

Hilary Belchak

128 Thomas More House
EC2Y 8BU

12 January 2024

LPA London Wall West
lpalondonwallwest@cityoflondon.gov.uk

Dear Sir/Madam,

I write to notify you of my objections to the proposed development at London Wall West.

1. The demolition of two buildings and building two much larger ones will release an unacceptable amount of carbon. I have heard that the Corporation received acceptable offers from reputable developers for sustainable alternatives but I understand that these have been ignored in favour of the possibility of making considerably more profit with these proposals. Any expectation that there is a tenant or tenants requiring the office space that will be made available is pure speculation. It is irresponsible of the Corporation to ignore the environmental degradation this course of action will allow;
2. The proposed new buildings will be overwhelmingly large and create a most undesirable precedent for the area. The space between the two buildings is likely to create a wind channel, be shaded all winter (looking at the additional shadow that will be cast by the building to the south), and overall it is unlikely to be attractive for visitors or residents to sit or travel through. The Corporation should take into account the impact not just of the buildings but also the space between them and the proposal does not make for a comfortable and inviting space for visitors;
3. The impact on residents will be negative as there will be a significant loss of daytime light, much more nighttime lights from office buildings and a loss of privacy;
4. The proposed access for vehicles via the Thomas More car park ramp is ridiculous. Your own documents show how little space there is as Buro Happold point out that two vehicles cannot pass by each other on the ramp. How can this possibly work? There will be vehicles queuing in Aldersgate to gain access. What if this included emergency services ? And even worse, it appears that this will be a permanent extra burden.

All in all this is a most disappointing proposal which if approved would set an awful precedent for development elsewhere in the City.

Yours faithfully

Hilary Belchak

From:
To:
Cc:
Subject: London Wall West Development Proposal.
Date: 12 January 2024 16:33:05

THIS IS AN EXTERNAL EMAIL

Sir/Madam,

I object to this proposal.

The City's plans for the development of this site breach the fundamental principles for the protection of the environment, both local, national and global. as set out by the City itself.

Evidence of the devastating consequences of demolition has been ignored, Apart from the release of CO2, it is stated that there will be approximately 300 vehicle movements using the only entry and exit point for all sites, every day! The increased pollution close to residents, school children and local workers poses severe risks to health, as does the proximity of other users of this road, including all service vehicles, residents cars and pedestrians. This will be a dangerous road, with vehicles likely to be queuing in both directions on Aldersgate street. Destruction and construction sites are inherently hazardous. Access for emergency services to these sites, in the event of an accident, will be inadequate.

The opportunity to set an example for affordable, sensitive and appropriate development has been missed.

It is regrettable that the City appears to have ignored the views and more appropriate proposals from those who live and work here. The current proposal is almost exactly as it was in the beginning. Clearly, the pursuit of maximum financial gain is the principal, if not the only criteria that has driven this proposal.

I urge the City to reconsider this 'development'.

Yours faithfully

Peter Poore
128 Thomas More House.
Barbican.

From: [Ian Collins](#)
To: [lpalondonwallwest](#)
Subject: Fwd: Objection to demolition of Bastion House and the Museum of London
Date: 12 January 2024 18:54:05

THIS IS AN EXTERNAL EMAIL

131 Andrewes House, Barbican, EC2Y 8AY

Dear City of London,

I wish to object most strongly to the hugely retrograde and hugely damaging plans to demolish Bastion House and the former Museum of London.

Both these buildings are City landmarks and should be restored and reused for heritage reasons alone.

But how can you possibly claim to have a green policy with a plan that would be so environmentally damaging with vast releases of embodied carbon? The latest news on climate change makes sustainability ever more critical.

How can you be so obtusely old-fashioned? The City of London should be leading in environmental protection and not undermining a fundamental principle.

Stop demolishing and start (re)developing responsibly - and think of the health and wellbeing of city residents and workers.

Imagining demand for these hideous new skyscrapers really is pie in the sky.

Yours truly,
Ian Collins

From: [Jill Meager](#)
To: [lpalondonwallwest](#)
Cc: [Jill Meager](#)
Subject: Objections to London Wall West planning application nos 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC
Date: 13 January 2024 11:40:54

THIS IS AN EXTERNAL EMAIL

I object to the London Wall West planning application on the following grounds:

HERITAGE, HISTORY AND CULTURAL POTENTIAL

Bastion House and the former Museum of London are heritage assets and should be retained. History should not be deleted or obscured.

This is a crucial historic area and the proposed vastly increased tower dimensions will block views and remove any ability to understand the context of the ancient site.

MASS AND SCALE

Destroying these heritage buildings will adversely affect neighbouring assets such as the Barbican Estate and gardens, St Giles', Postman's Park and St Botolphs.

These massive towers will dominate the surrounding area which was carefully designed to be of a certain scale and volume, allowing for open spaces between buildings.

The massive size of these proposed buildings has not taken proportion into account. The new Bastion House will be two and a half times the size of the current one, bringing it damagingly close to the bedroom windows of two Barbican blocks.

The sky will be filled with these buildings and they will inappropriately impose on the townscape from all viewpoints.

RESIDENTIAL AMENITY

Daylight and sunlight will be reduced for residents and the Girls' School will be overlooked.

The Thomas More Car Park and ramp will be the only access point in and out of the development for all traffic.

This will seriously affect how emergency vehicles would ever be able to gain access. No thought has been given to this.

SUSTAINABILITY AND CLIMATE CHANGE

Demolition and new build will release tens of thousands of tonnes of embodied carbon.

These buildings can be retained and refurbished causing much less environmental damage.

Credible alternatives to demolition have been ignored.

This proposal makes a mockery of the City's climate action policies.

OFFICE DEMAND

The City has other locations it could develop should there be a demand for new office development. This is not proven and depends on whose report is used.

The City has no tenant for this site.

The City wants money, overriding all other considerations.

Jill Meager
291 Shakespeare Tower
Barbican
London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Gill Thomas

Address: 69 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed development which will destroy two important and distinctive buildings and the history that is embedded in them. It will destroy the character of an important heritage, residential and cultural site. It will destroy any faith I have in the credibility of the City of London and its stated commitment to support culture and climate concerns.

From: [Terry Bennett](#)
To: [lpalondonwallwest](#)
Subject: Bastion House/Museum of London proposed redevelopment
Date: 13 January 2024 12:54:23

THIS IS AN EXTERNAL EMAIL

Dear Sirs

What is going on? I strongly object to your plans to demolish the two sites above, which fly in the face of issues relating to sustainability and climate change. Have you not considered the massive amount of carbon that will be released into the atmosphere? What is wrong with retaining and re-using these heritage sites? Isn't the City of London supposed to be a champion of climate action policies? Shame on you.

Yours faithfully

Terence Bennett
381 Cromwell Tower
Barbican
London EC2Y 8NB

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Sheila McIntosh

Address: 33 Thomas More House London EC2Y 8BT London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The drawings, video, and photos are misleading. New buildings will engulf the south side of the Barbican, reducing light and producing wind tunnels.

Reuse - The earlier plan proposed reuse of materials salvaged from demolition but with no provision for monitoring. The proposal is diluted further, (see Chris Hayward [CH] letter 29 Sept. 2023 para 5 where 'would' has become 'could').

The City has not shown any forensic work proving the ecological and environmental advantage of demolition over repurposing and reusing present buildings but other recent research has produced sound evidence and innovative ideas on repurposing buildings.

The Corporation has a legal obligation to gain maximum financial return 'as with all local authorities in a comparable situation' (CH 29 Sept.). Which LAs and what is the 'comparable situation'? The City is not in financial difficulties, (CH Common Council 13 Oct. 2022) so not comparable with those facing bankruptcy where maximum financial return is critical.

Yet for immediate financial gain the City will give developers a free hand and ignore their other responsibilities: environment, sustainability, history and heritage and the wellbeing of a small but vibrant resident population, (see Timothy and Shane Spall Evening Standard 7 July 2020).

The Corporation's claim that there is immediate and long-term demand for office space is debatable (e.g. see CNN Business Marketplace Europe 27 Sept 2023).

Changes in facts or new objective evidence are the only grounds for discussion, see CH 13 Oct. but the selection and interpretation of facts depend on the prism, economic or anything else, through which we choose to view an issue. The parameters need to be part of the discussion not dictated, otherwise it is pointless and consultation is a nonsense.

The only beneficiaries of this plan will be the private developers and the Corporation's coffers.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Alex Thiele

Address: 323 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I've been a Barbican resident for over 20 years and am extremely disturbed about the City's plans for demolition. Not only will this have a hugely negative impact on air quality but it will also erase two culturally and historically significant buildings whilst there's no need for more office spaces in the City. Please stop the plans immediately.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

I object to the City Plans to demolish and rebuild London Wall West and believe it is much more appropriate to retain and adapt the present buildings as major cultural assets sitting in the newly designated Cultural Mile.

The rotunda itself reminds us of the City's history, built inside a Roman wall with turrets. It highlights the importance of protecting, improving and growing an accessible environment.

The rotunda is a peaceful green area, almost forgotten, with a splendid sight line of St Paul's. It is a quiet space to reflect. It has the longest and oldest road leading to the north passing alongside it. As an important centre of the new cultural Mile in the City of London this area offers so much to a fascinated general public. However, the City seems insistent in creating two enormous new buildings and cutting off so much that is important for nourishing and improving our ordinary lives.

So many wonderful historical and cultural references in this part of the City, physical examples of

living and caring, such as Postman's Park and Bart's Square to start. The Museum of London space itself was originally to be replaced with a new Music Centre of Excellence that would sit alongside the Barbican Arts Centre. Now the City Planners seem to forget the area itself is an important part of the City of London Cultural Mile open to all and is shutting out this prime area to focus on high finance and new high buildings. Such a mistake.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Patricia McGettigan

Address: 341 Willoughby House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This demolition plan is shameful. Knowing what we know & have experienced in terms of floods & heat, the plan to unleash massive, pointless CO2 emissions by making rubble of perfectly good buildings tells the world how hypocritical is the City, not to mention the Mayor's 'Constructing Science' consortium & its "approaches to net-zero science buildings from construction and operational perspectives". This demolition flies in the face of science on the CO2 emissions. "Constructing Science aims to establish new standards for the construction of science facilities" <https://www.eedn.co.uk/insights/constructing-science-pioneering-a-new-standard-for-science-construction> On the evidence of these demolition plans? NO - DO BETTER CITY!

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Margaret Berer

Address: 114 Speed House Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In line with the comments of 30 of the 32 commentators to date on the planning proposal to demolish Bastion House and the former London Museum, I too am absolutely opposed to the plan proposed by the City. You have totally ignored the response of the Barbican Association, of which I am a member, whose views are widely shared. The environmental damage, noise and other pollution involved in destroying the two buildings is obvious, at a point when we are in danger of increasing environmental crises because of ignoring those risks and their consequences. Modern high rise office buildings, such as fill the view from Waterloo Bridge looking east down the river, are ugly. The last thing we need is a replica of Canary Wharf invading the City of London. The low rise nature of so much of London architecture is a major reason why it is beautiful. Moreover, the proposal violates the City's own environmental policies. And as others have said, there are too many semi-empty, high-rise office buildings in the City already. The City of London government must start behaving like this is a democracy, not just asking us our views and then ignoring them the minute a truckload of money is waved in your faces. Those two buildings can have a myriad of uses that would benefit the City's residents, people coming to the Barbican Centre, and people working locally. Thank you for asking!!!

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Larissa Begault

Address: 10 The Postern Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object this terrible proposal. As an architect and neighbour I believe what is proposed to be completely against any sustainable agenda. A full demolition of such heritage architecture that is in good condition is inappropriate and frankly offensive to all of us trying to have a positive impact on our environment.

In addition, the proposed new buildings have a massing that is completely out of scale with that surrounding area. The floor plate of the current Bastion tower would be doubling in size while maintaining the same height, impacting daylight for many of the barbican residents and the public amenities such as the park.

Office demand is low and many of the offices in the city stand empty, this is a proposal that makes no sense and will only increase empty floor plates. There is a need for more housing and community amenities and I see this project as purely a profit driven initiative that will bring no social value and impact to the local residents.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Julian Pickard-Garcia

Address: 10 The Postern London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident of the Barbican and parent of children who have to live in the world we all collectively leave for them, I find myself aghast at this proposed monstrosity. To demolish a heritage gem in its prime is an environmental travesty. Can't we aspire to progress that complements, not clashes with, our existing streetscape?

And have we considered the human cost? Doubling the Bastion's footprint while staying grounded would plunge the neighborhood, myself included, into shadows. Our park, our public spaces - all sacrificed for office space nobody needs. Empty towers already dot the city; why add another to the collection?

This isn't a plan, it's a profit grab in disguise. Our community craves housing, connection, vibrant spaces. Not another soulless glass giant casting a long, cold shadow over our lives.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Sarah Weston

Address: 35a Avonmore Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please adapt existing buildings

From: [Kevin Geary](#)
To: [lpalondonwallwest](#)
Subject: London Wall West
Date: 14 January 2024 13:03:04

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam

We are writing to object most strongly to the current plan for redeveloping the Bastion House site.

There are several reasons why these plans should not go ahead:

1. Inadequate consideration has been given to the option to retain and re-use the existing buildings. We recognise that these buildings have been serially neglected and look shabby, but, we understand that the 'soft marketing' exercise yielded at least 3 propositions for re-use. Why have these propositions not been shared with residents who may have been able to improve on them? How do the current plans better meet your own policies for sustainability?
2. The plans represent a complete failure to enhance the historic nature of the site – immediately adjacent to a prime section of the Roman wall and the closed sections of the fort. And the surrounding sites in Noble Street and by St Giles church will be visually if not physically trashed;
3. The sheer scale of the proposed development is completely out of keeping with the surroundings. After the complete debacle of 125 London Wall, London Wall Place was a marginal improvement and shows that Barbican residents are not 'anti development'. But this proposal is a MASSIVE intrusion into the whole area and trashes the overall design of the rotunda area;
4. The scale of development places huge stress on the already fragile transport systems in the area. Even minor disruptions like emergency road works cause major traffic build up and near chaos at some junctions from Old Street, through Aldersgate Street and London Wall. The near quadrupling of office space on the site will impose continuous extra strain on an already overstretched series of junctions;
5. The excessive use of (indeed it would seem, total dependence on) the ramp by the Girls school recreation area will create a serious air quality health hazard for the pupils of the school. And what about the current users of the ramp – both residents, suppliers and emergency services for nearly 500 flats?

Does the GREED of the City Corporation govern everything? Shameful; Common Councillors of all persuasions should hang their heads in shame if they approve these plans.

Kevin Geary and Lisa Hesling 189 Andrewes House Barbican.

Sent from [Mail](#) for Windows

From: [Smithson,S](#)
To: [lpalondonwallwest](#)
Subject: Objections to the City's plans for London Wall West
Date: 14 January 2024 13:52:37

THIS IS AN EXTERNAL EMAIL

This mail is to object, in the strongest possible terms, to the City's current plans for London Wall West.

As a local resident (of Andrewes House, Barbican) the plans represent a loss of residential amenity for me, and the other residents of the Barbican Estate. In particular, the reduction in daylight and sunlight caused by this development, together with other developments already under way, will adversely affect my enjoyment of my flat and the surrounding area. Although I have yet to see any quantification of this loss of light, the massive scale of the proposed buildings cannot but do otherwise.

Furthermore, this proposal does not fit the City's designation of the Culture Mile (which I applaud) and the Destination City strategy. Visitors are hardly going to be attracted by yet more bulky office blocks.

With no evident tenants for the new blocks, this plan is nothing more than speculative development of the worst kind. While the costs, financial and otherwise, are fairly clear, not least the huge release of embodied carbon into the atmosphere adding to the problems of climate change, the benefits (again financial and otherwise) are much less certain. At best, the plan represents a massive gamble when the issues raised by Brexit and increased working from home are still working their way through the office property market.

I urge the City to think again and adopt a simpler, cheaper and more flexible plan for the sites in question. Ideally, this would involve the retention and re-use of the existing buildings.

Regards

Steve Smithson
(112 Andrewes House, Barbican, EC2Y 8AY)

From: [John Ramsey](#)
To: [lpalondonwallwest](#)
Subject: London Wall West Objection to Planning Application
Date: 14 January 2024 14:06:50

THIS IS AN EXTERNAL EMAIL

I wish to object to the Planning Application for London Wall West for the following reasons:

- Climate impact: the release of embedded carbon from demolition should be avoided. The planning application seeks consent to demolish Bastion House and the current Museum of London. This proposal is at odds with current national and local climate action policies, which emphasise the need to assess the scope for redevelopment.
- The scale of the proposed building is out of all proportion to the residential buildings to the north of the site, which will be robbed of natural light. These massive blocks would also compromise the design integrity of the Barbican overall, which as a listed building complex of international renown, deserves to be protected.
- The development as proposed would block or at least compromise accessibility to the Thomas More Car Park, where the existing ramp is the sole point of access to five residential blocks, for daily deliveries and services, in particular emergency vehicles, as well as taxis, and cyclists.

Yours faithfully,

John Ramsey,
Leaseholder and resident at 162 Cromwell Tower, EC2Y 8DD

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Clare Wood

Address: 301 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed development constitutes a material change in the appearance of the area. The new buildings will impact the Barbican Estate in a negative manner and will also affect views of St Paul's for those living close to the sight line from Alexandra Palace. Permitting such a significant alteration that impacts a corner of a listed residential estate provides succour to those who propose similar outsize developments nearby. The environmental impact will be substantial and unnecessary if a more creative approach was taken with the existing buildings. .

From: [David Andrews](#)
To: [lpalondonwallwest](#)
Subject: London Wall West Planning Application - Objection
Date: 14 January 2024 14:59:39

THIS IS AN EXTERNAL EMAIL

I write as owner-occupier of 143 Lauderdale Tower, Barbican, EC2Y 8BY to state my objections to the plan for London Wall West as described on the city's planning website at <https://londonwallwest.co.uk/> under references

23/01304/FULEIA
23/01277/LBC
23/01276/LBC

My objections are as follows:

The wholesale demolition of the existing, architecturally significant buildings seems unnecessarily wasteful and the scale of the proposed replacement buildings completely insensitive to the neighbouring sites, listed buildings and conservation area.

The environmental cost of demolition and construction must be enormous. By not considering refurbishment of the fine existing buildings, the City are surely contradicting their own stated climate goals.

In these times of remote, flexible and hybrid working it is surely unnecessary to add even more office space.

The Barbican residential blocks were designed with overhanging balconies which shielded them from excessive heat from solar gain in the summer. In the winter however, the flats rely to a degree on solar gain from the low angle winter sun as a boost to heating. The oversize replacement buildings will shade the Barbican estate in the winter and create an additional energy cost for residents and a consequent climate impact for the replacement energy use.

I am concerned that the use of the ramp to Thomas More Car Park as the sole access route for the development will adversely affect our amenity in terms of accessing our car park under Lauderdale Tower, and it will interfere with access for people of restricted mobility, emergency services and postal services, and will create a hazard for pedestrians and cyclists.

I understood that the views of St Pauls from the north (in general, not just from our flat) were protected by so-called "strategic views" which are enshrined in the City's planning rules. I recall checking these at the planning department in 1990 when we bought our flat. I believe these strategic views are also why the extra storey added to the Nomura building on St. Martin Le Grand (in the 1990's?) was limited to one storey. The proposed LWW tower on the Rotunda surely interferes with these protected views, or at least undermines the principle of them.

Yours sincerely, David Andrews, 143 Lauderdale Tower, Barbican, London EC2Y 8BY.

From: [Victoria Raffe](#)
To: [lpalondonwallwest](#)
Subject: London Wall Planning Application - OBJECTION
Date: 14 January 2024 16:07:25

THIS IS AN EXTERNAL EMAIL

Dear Sirs

I wish to object in the most strenuous terms to the City of London's plans for London Wall West.

I have been hugely supportive of the City's well publicised commitment to lead the way on climate goals, both in terms of its support for climate friendly policies and climate goals, and their manifestation in practical areas such as preferring refurbishment rather than demolition.

I have similarly been supportive of the City's ambition to create a cultural centre - what Catherine McGuinness described when launching the Culture Mile as "... redefining the City of London, so that the Square Mile becomes known and admired as much for being a world-class cultural destination as for its position as a leading global financial centre".

So I am hugely disappointed to see both of these important cornerstones of a beautiful, vibrant, historically resonant and culturally rich City being overturned in the greedy pursuit of short term financial advantage. These plans:

- Run counter to the City's own Climate Action Policies
- Demolish forever important cultural heritage assets, and because of their massive scale and the inelegance of the proposed buildings will also cast a cultural pall over the surrounding area
- Create historical and cultural opportunity cost - we should be thinking of ways to enhance access and visibility of the Roman and Saxon Gate in the City Wall, as part of the gateway to the Culture Mile, not damaging and dwarfing them.
- Give me serious concern, as a resident in Lauderdale Tower, about the impact of reduced sunlight falling on my windows, which at the moment helps me to reduce my heating bill (and consequently my environmental impact) as a result of the heat generated through solar gain
- Will adversely affect residents' amenities, including access during building work to non-discretionary services such as police and ambulances.

Finally, I am dismayed that the City should disregard the constructive views of residents, professional experts and its own Policy teams by forging ahead with plans that are so manifestly unpopular and unnecessary. This is not only poor governance, where consultation becomes a matter of process and ticking boxes rather than a genuine desire to understand those who in theory it serves. But it is also incredibly shortsighted.

The City was right to have a vision of cultural and historical showcasing. The City was right to say it would be an exemplar for creating a sustainable future. The City's long term prospects were enhanced by its plans for the Cultural Mile and

Climate Action Strategy. Sadly, this vision is being brutally brushed aside in the pursuit of short term financial gain. This is not the City that I aspire to, and nor should it be yours.

Yours sincerely

Victoria Raffé
143 Lauderdale Tower, Barbican, London EC2Y 8BY

Gwyn Richards
Planning and Development Director
Environment Department
City of London Corporation
Guildhall

15 January 2024

Dear Mr Richards,

RE:

**London Wall West (the Site)
23/01304/FULEIA; 23/01276/LBC; and 23/01277/LBC (the Applications)**

This is Part 1 of my objection to the Applications in respect of the Site (the Scheme) which have been submitted on behalf of the applicant, City Corporation, although it has no intention of pursuing it, even if it receives consent. This part relates to the involvement of Buro Happold (BH) in both the Applications and the Whole Lifecycle Carbon Assessment (WLCA) published by City Corporation under its copyright on 31 May 2022 (2022WLCA) and includes the following grounds:

1. **RetroFit First:** BH's submitted Carbon Optioneering Study, including Dashboard 1 and Dashboard 2 (COS) includes nine optional interventions from "doing nothing" to a "demolish everything" redevelopment ("5. Evolution of Design Scenario"). However, 2022WLCA considered only two options – partial demolition and redevelopment and full redevelopment. Instead of "Retrofit First", the Scheme is "Retro Last", at least as far as the retro inclusion of seven of the nine options are concerned.

According to City Corporation's Carbon Option Guidance PAN (COGPAN), WLCAs are subject to independent third party review but, although the Case Officer has informed me that one was undertaken, no such review of BH's submitted WLCA (2023WLCA) appears to have been published. Until publication, 2023WLCA must be considered to be compromised in City Corporation's failure to objectively consider RetroFit First as required by Strategic Policy S8 and Policy DE1 of the draft City Plan 2040.

2. **Unacceptable increase in Embodied Carbon Emissions:** According to the submitted CIL Form, the Scheme's total GIA will be in excess of 67,000 m². This suggests that the amount of embodied carbon emissions of the Scheme will exceed 57,017 tCO₂e. This is unacceptable in any event but even more so in view of City Corporation's own Climate Action Strategy 2020-2027 (CAS). In addition, City Corporation's decision to seek to add that amount of embodied carbon emissions doesn't appear to be compatible with its draft Sustainability SPD which was, bizarrely, drafted for City Corporation by BH! Of course, that SPD was approved by P&TC last month and will be the subject of a public consultation this Spring.

Interestingly, re the calculation of embodied carbon emissions, only the area of a building is taken into account but its volume must be relevant in order to ensure the embodied carbon in walls and other vertical structures is taken into account. However, as mentioned, until the independent third party review of 2023WLCA is available, the total CO₂e of the Scheme remains is compromised.

3. **BH's allegations re the possibility of disproportionate collapse:** In 2022WLCA, BH alleged that Bastion House was subject to the possibility of disproportionate collapse:

4.2.3 Disproportionate Collapse

Disproportionate collapse is the most significant engineering challenge for Bastion House.

This term describes a mode of structural failure where loss of a supporting structural element (column, beam, wall or slab) causes a total collapse, or a significant structural collapse, that is disproportionate to the original cause. The loss of the structural element could for example be through explosion, vehicle impact or through human error in modifying the building as part of an alteration or extension to the existing structure.

Disproportionate collapse was likely to be a contributing factor in the catastrophic failure of Champlain South Tower in Miami in 2020 and famously, the Ronan Point disaster in London in 1968.

In response to Ronan Point, changes were made to the UK Building Regulations, requiring buildings to be designed with increased robustness from 1972. The original structural design calculations for the development are not available in the London Metropolitan Archive. The original calculations would have demonstrated the degree of robustness allowed for in the design. As construction of the building had commenced on site prior to introduction of the enhanced building regulations requirements it is unlikely that enhanced robustness was allowed for in the design of Bastion House. There is further evidence that this is the case from the design of the Level 3 transfer structure.

In the absence of the structural design calculations, we have completed a high-level appraisal of the structure of the buildings to look at vulnerabilities and potential mitigation. For the typical floors of both Bastion House and the Museum of London, robustness could be enhanced through additional structural strengthening works (additional vertical steel structure and bracing). However, for Bastion House, the Level 3 transfer structure would be of particular risk.

At Level 3, four significant structural columns support the tower above. Our study highlights that loss of structural integrity of any one of the four columns would likely cause a disproportionate collapse. It should be noted that a disproportionate collapse is a consequence of a disastrous occurrence such as an explosion or vehicle collision. As such, it remains as an inherent challenge to the building, however it does not mean there is an immediate risk of building collapse.

To significantly enhance robustness and address the disproportionate collapse issue at this transfer level would require the construction of a new transfer structure designed to support the upper levels. This would require a significant element of horizontal structure under the transfer deck with its own vertical columns through the podium and foundations. Along with the technical challenge of achieving this structural design, significant embodied carbon would be invested.

Whilst theoretically possible, this structural intervention would have an impact visually on the existing building and be technically, practically and economically very challenging. Our structural engineering team would not recommend this approach because of the cost, technical risk and degree of intervention required to deliver a still constrained building.

Accordingly, the challenges associated with potential disproportionate collapse which arises from the unique transfer structure and column design at Level 3 of Bastion House, means that reuse of Bastion House is not considered feasible from an engineering perspective.

Having been designed and developed at the same time as Bastion House, the Museum of London building has similar issues relating to disproportionate collapse. However, as a lowrise development, the issues are less extreme than for the tower, and remediation works would be more straightforward to carry out. Albeit significant interventions such as structural strengthening works, and additional bracing may be required to resolve any inherent issues particularly if a more substantial alteration or extension was proposed.

As with most updates to building regulations, the change to the requirements for robustness were not retrospective. However, upon extension of the building or significant modification, including insertion of new voids through the structure of the building or significant modification, including insertion of new voids through the structure for lifts or service risers, the building would be required to satisfy the current codes.

And in 2023WLCA:

3.6.3 Disproportionate Collapse Requirements. Application and Verification.

Disproportionate collapse is the most significant engineering challenge to be investigated and satisfied for Bastion House in the event of a part demolition / part rebuild development. This term describes a mode of structural failure where the loss of a supporting structural element (column, beam, wall or slab) causes a collapse on a scale that is disproportionate to the original cause. The loss of the structural element could for example be through explosion, vehicle impact or human error in modifying the building as part of an alteration or extension to the existing structure. Prominent examples of a disproportionate collapse are Champlain South Tower in Miami in 2020 and the Ronan Point disaster in London in 1968.

In response to Ronan Point, changes were made to the Building Regulations from 1972, which required buildings to be designed with specific measures to prevent such a disproportionate collapse. As construction of the Bastion House commenced prior to the introduction of these new requirements, it is unlikely that these measures are incorporated into the building. The presence of Level 3 transfer structure informs this view, as it would not be considered readily compatible with these measures. The original structural design calculations for the development would have demonstrated if these specific measures to avoid disproportionate collapse had been adopted. However, these calculations, together with the majority of original structural drawings, appear to have been lost over the passage of time and neither are available in the London Metropolitan Archive.

As with most updates to the Building Regulations, disproportionate collapse requirements are not retrospectively applied to existing buildings that pre-date them. However, where such buildings undergo structural alterations such as significant extensions, modifications or adaptations, then it is necessary to demonstrate that the altered building can satisfy the present-day disproportionate collapse requirements. In reinforced concrete buildings such as Bastion House, it is mainly the steel reinforcement embedded in the concrete that is relied upon to satisfy these requirements. Without the original structural calculations or drawings, the requirements cannot reasonably be demonstrated for Bastion House and so extensive intrusive and non-destructive surveys would be needed to determine the number and arrangements of reinforcing bars within the various structural elements.

We have undertaken a survey, albeit through limited sampling, and have completed a high-level appraisal of the structure of the building to look at how the current disproportionate collapse requirements might be achieved. Survey results suggest there is sufficient reinforcement embedded in the Bastion House structure above the Level 3 floor transfer structure to satisfy the requirements. However, due to access difficulties, we have not been able to determine the reinforcement inside the Level 3 transfer structure or its supporting columns and so cannot yet determine if the transfer structure could also meet the current requirements. Therefore, it would be prudent at this stage to allow for retrofitting concrete and steel casings to the beams under the Level 3 floor and the supporting columns in the scenarios where Bastion House is retained.

We would stress that in its present condition and left unaltered the Bastion House structure is not considered inadequate. It is only in scenarios where the structure is to be significantly alternated or extended that compliance with the current regulations would need to be demonstrated.

Having been designed and developed at the same time as Bastion House, we would also need to show that the Museum of London building can meet the modern-day disproportionate collapse requirements in the event of a significant alteration or additions. The recently undertaken intrusive and non-destructive surveys also extended to the Museum of London building and having completed a high-level appraisal of the structure of the building it appears it could meet the current disproportionate collapse requirements.

Bob Stagg's expert report for Barbican Quarter Action has demolished BH's claims re disproportionate collapse in 2022WLCA on engineering grounds but it doesn't require the input of an expert engineer to see BH's claims for what they are – completely lacking objectivity. For context, the Ronan Point collapse was on 15 May 1968. (By the way, since May 2022, BH has moved the Champlain Tower East collapse from a possible disproportionate collapse to a definite one although there doesn't appear to

be any official conclusion it was). Even so, of all the buildings in the world, that Bastion House is the most likely addition to BH's list is an astonishing implication.

Is it credible though that City Corporation would invest around £6 million (at 1969/72 prices) in a development that wasn't approved, let alone commenced, until well after the report of the public inquiry into the Ronan Point collapse was published in September 1968? That inquiry found evidence of weakness not only in design but also workmanship and supervision. Even before the report was published, inspections were carried out on existing buildings and plans of proposed buildings scrutinised for similar problems.

Changes to the London Building Acts were also in progress. One legal opinion then considered there was a prima facie case against the consulting engineer for Ronan Point for damages in negligence "in not anticipating or foreseeing the risk of 'progressive collapse' and advising that suitable reinforcing measures should be taken or an alternative method of building utilised".

Bastion House was, of course, constructed using an entirely different method of building. Legal liability was being discussed and an article – *Progressive Confusion* in the January 1969 edition of *The Consulting Engineer* ended:

One statement in the entire Structural paper on the Structural Stability and the Prevention of Progressive Collapse stands out for its pure commonsense. Headed basic principles, it reads "Structural engineers should consider in their designs all the loads, forces and conditions that the buildings are likely to be required during their lifetime". Perhaps now it is a matter of returning to basic principles.

In the light of the above - LMA files reference GLC/AR/ENG/SE/01 to 07 - coupled to the fact that the name of the then City Architect, EG Chandler, also appears on the approved plans for the Museum of London and Bastion House, suggests it's beyond the realms of possibility that the retained consultant engineer, Charles Weiss, failed to address any issues arising out of the Ronan Point collapse even though the building system is different.

However, there was a significant change in the number of columns supporting Bastion House – from five either side to two – between Powell and Moya's November 1968 "Second Scheme" Report and the physical building, the plans for which were approved in 1969, with construction beginning in 1972. This is surely credible evidence of a full engineering re-assessment of the building's structural strength. That is supported by the contribution of Charles Weiss in Appendix D to the November Report – LMA file reference GLC/DG/AR/07/013.

4. Bastion House floor heights according to 2023WLCA

3.2 Bastion House

Based on its current use as an office tower, the floor-to-floor heights in Bastion House are very low at 3.3m. The existing floor-to-ceiling heights in Bastion House are approximately 2.54m. This limits natural lighting to the depth of the floor plate and creates undesirable office accommodation. Guidance from the British Council for Offices (BCO) recommends that for refurbishments 2.45m to 2.8m floor-to-ceiling heights are acceptable in some circumstances, whilst for new-build offices with deep plan floor plates, floor-to-ceiling heights should be 2.8m to 3.2m.

According to the approved plans which are held by both LMA – file references COL/PL/01/168/B/001-023 - and City Corporation – planning file 4648 - floor to floor height is 11 feet - 3.35 metres - with a slab to slab height of 10 feet 2 inch – 3.10

metres – and a floor to ceiling height of 9 feet – 2.74 metres. The latter is only 0.06 metres less than 2.8 metres but the slab to slab height of 3.10 metres suggests there is scope for either increasing the floor to ceiling height with a new ceiling or simply removing the existing one and so exposing the bottom of the slab and services. After all, that is the current fashion for both creating space and adding animation.

5. The multi-disciplinary role of BH in the Applications create a challenge to objectivity:

5.1 Preliminary Ecological Appraisal (PEA): This was submitted by BH as Appendix 10A of VOL III of the Environmental Statement and appears to be authored by it. I have already pointed out to you the failure to obtain up to date species monitoring information from behind GiGL's paywall. The fact that Barbican Wildlife Group and others in the City are submitting weekly species monitoring reports to GiGL makes a nonsense of the latest species sightings being, according to BH, in 2020! At least you have confirmed that the PEA will be third party reviewed at City Corporation's expense and I trust that will extend to going behind GiGL's paywall.

5.2 Social Value Strategy Report (SVSR): I have already made a "neutral" public comment on this document:

The submitted, on 21 December, [BH's SVSR] appears to lack objectivity and, in parts, especially regarding pre-application consultation, is misleading.

The role of the [SVSR] also appears to be misleading. Certainly, its purpose is unclear: is it to support the application or to offer amelioration post consent? Whichever, even if consented, the [Scheme] won't be built, so the [SVSR] will be irrelevant post consent.

The lack of objectivity is quite apparent in 9, "references", where four of the eight documents referred to appear to have been produced by [BH] itself. However, the principle of a [SVSR] should be welcomed as part of the planning process but only if its objectives can be secured by condition. Otherwise, it will just [be] another document demanding reading time for no obvious benefit.

As far as [BH's SVSR] is concerned, the list of stakeholders requires editing, particularly regarding exclusions and misdescriptions. Notable local exclusions are the Monkwell Square residents but why are boroughs adjoining the City - Camden, Westminster and Southwark- ignored. Why is Islington "political" but not Hackney or Tower Hamlets? Why is Transport for London also described as "political" and why are various remote MPs and an AM included?

There is a reference in "relevant people" who seem to be more relevant than other people. Who has determined this hierarchy and why?

Although marked as "neutral" my comment only relates to the SVSR itself and not the Applications.

5.3 Environmental Statement (ES): The ES comprises two volumes – VOL I and VOL III, the first with 19 chapters and the second with 40 appendices and a total of 113 parts and BH's "Non-Technical Summary". Although submitted under BH's copyright, not all of its content has been provided by BH but a significant amount has.

5.4 Other documents submitted by BH

The COS, 2023WLCA, PES and SVSR are four BH documents in addition to the ES but there are several more, including: BREEAM Daylighting, Operational Waste Management Strategy, Health Impact Assessment, Sunlight Amenity Analysis, Equality Impact Assessment, two Fire Statements, Circular Economy Statement, Sustainability Statement, Energy Statement Report, two Health Impact Statements, Internal Thermal Comfort Report, Operational Waste Management Strategy, Site Waste Management Plan and Outdoor Thermal Comfort Assessment.

6. Who is responsible for the Applications?

Although, as mentioned, City Corporation is the applicant, as well as the owner of the Site and the competent Local Planning Authority and it also claims the copyright of 2022WLCA. However, it's difficult to see where BH acknowledge City Corporation as either the applicant or its client in any of its submitted documents, with it seemingly claiming copyright in them all.

The point is probably irrelevant to the planning process, particularly as it is doubtful that City Corporation would even attempt to hide the fact that its own Planning Applications Sub-Committee would be tasked with determining the Scheme but it's not like City Corporation to be so backwards in coming forward with the promotion of both its name and corporate crest.

The Tavernor Consultancy's Townscape Visual and Built Heritage Impact Assessment does state that City Corporation is the client, for example, and on page 2 of that document but without using City Corporation's font or corporate crest.

Not only am I objecting to the Applications, I request that they be refused.

Best regards,

Fred Rodgers
100 Breton House EC2Y 8PQ

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Oliver Shaw

Address: Flat 1 309 Camberwell Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The plans require the demolition of two buildings of architectural merit (bastion house and the museum of London). The planned buildings are completely inappropriate for the area and will diminish other buildings in the area.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Duncan Greig

Address: 214 Bunyan Court The Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to the demolition of buildings including Bastion House and the former Museum of London. These are fine examples of architecture that is rapidly being lost to generic glass-clad City office blocks. We don't need or want any more such offices. The proposed replacement buildings will substantially harm the area, in terms of cultural, historical, and environmental impact and We should be refurbishing the existing buildings and structures so that future generations can enjoy them.

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Case Officer: Gemma Delves

Customer Details

Name: Mr David Reeves

Address: 148 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the development as it fundamentally changes the historic character of the setting from a mix of classic twentieth century buildings to a vast pair of modern city office blocks. I believe that the site can be improved by retaining the existing buildings and restoring them and retaining their original style. This will save environmental damage from the new building works and reducing carbon releases into the atmosphere.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Tim Parker

Address: 501 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Having seen the plans and followed the reasoning for the new development I feel compelled to object on several levels.

Heritage. Both Museum of London and Bastion House are of significant architectural interest.

There will also be harm to the other local heritage assets of the Barbican Estate, St Giles, Postman Park and St Botolphs.

Mass and Scale. The sheer size and proportion of the proposed buildings will impact all corners of the Barbican Estate.

Finally sustainability and climate change. The demolition and rebuild will release a huge amount of carbon. This is also running totally against the City of London's climate policy.

From: [Kathleen](#)
To: [lpalondonwallwest](#)
Subject: Objection to London Wall west
Date: 15 January 2024 14:15:56

THIS IS AN EXTERNAL EMAIL

My name is Kathleen Bailey and I live at 410 Mountjoy House, Barbican. I strongly object to the proposed plans for London Wall West.

My objections are:

The plan is not in keeping with sustainable environmental practice. The buildings should be retained and re-used.

The heritage of the Museum and Bastion House will be lost if they are destroyed. The integral nature of these buildings to those around them will be lost and this will harm the setting of the Barbican estate and gardens, St Giles, Postman's Park and St Bartolph's.

The ONLY access to Thomas Moore car Park will be severely restricted. Residential access emergency access, air quality, noise and other disturbances will severely affect the neighbourhood.

There is NO tenant for this site.

Thank you

Kathleen Bailey

Sent from my iPad

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Ian Martin

Address: 346 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The development will release tens of thousands of tonnes of CO2 during demolition and construction. The refusal to consider retention and retrofitting is incompatible with the City's Climate Action Strategy and national policies. Over-development with out of scale development will dominate the surrounding neighbourhood. The Grade II listed Barbican Estate and landscape will see its architectural integrity compromised. There will be a negative effect on residential amenity and privacy, with loss of daylight and sunlight. The rich history of the site is ignored; public cultural heritage will be sacrificed; the gateway to the Culture Mile, linking South Bank, Tate Modern and St Paul's Cathedral and beyond will be prejudiced.

From: [Linda Brown](#)
To: lpalondonwallwest
Subject: London Wall West objection
Date: 15 January 2024 16:25:47

THIS IS AN EXTERNAL EMAIL

I am registering my objection to the plans prepared by the City of London for London Wall West.

As a resident of the Barbican, I believe this oversized office development will have an adverse effect on the environment of the neighbouring streets and the heritage of the area. I regret very much that the City hasn't considered sustainable options to re-purpose the existing buildings. Bastion House is an attractive and modest office block which could be updated and used once again as an office fit for the 21st century. The Museum of London building would make excellent school premises for a new secondary school or for the City of London school for Girls to satisfy their expansion plans. From everything that I have heard from the City no options have been forthcoming even though you have a climate action policy to re-use existing buildings rather than demolish them.

There are several large office developments under construction in our area, ie St Martin's Le Grand, Moorgate, Bishopsgate, London Wall etc. Are there enough new tenants for these developments? Hasn't it been proven that working life has changed? Is this what people want more speculative office space? I doubt it.

Please listen to the concerns of the residents of the Barbican and the greater community of people who care about retaining unique buildings in an historical site.

Yours sincerely,

Linda Brown

610 Mountjoy House
Barbican
London EC2Y 8BP

From: [Reed Landberg \(BLOOMBERG/ NEWSROOM\)](#)
To: [lpalondonwallwest](#)
Subject: Objection to London Wall West proposal
Date: 15 January 2024 16:41:45

THIS IS AN EXTERNAL EMAIL

Dear City of London planners,

I'd like to register my objection to the London Wall West development on a number of grounds. I've been going along to the shows where planning documents are on display and am alarmed on a number of grounds. Those are:

1 -- Mass & Scale -- The two new buildings will dwarf what they're replacing and also the very large buildings nearby. For years people have complained about the big black monstrosity at the southwest corner of the Museum of London roundabout, and what's proposed will be even bigger, presenting a solid wall of glass to those headed down Aldersgate hoping to get a glimpse of St Pauls. The bulk of the new buildings is out of proportion the other buildings around and will unfavorably overshadow the Barbican complex. The City for years has tried to cluster big and tall buildings in the eastern part of the Square Mile, and these buildings belong over there and not around the Barbican.

2 -- Heritage -- The new buildings will both destroy heritage landmarks like the Museum of London and Bastion House and also detract from other gems in the neighbourhood, like Postman's Park, St Giles and St Botolphs. These will be increasingly hemmed in by monumental towers. People especially value the green space and sense of openness in Postman's Park, and that will be severely impacted by a gigantic building looming in the sky. London's advantage over New York is that it's built on a human scale with buildings that aren't too large. These new London Wall West structures are to far adrift from that tradition. We will lose too much by permitting them.

3 -- St Paul's viewing cones -- Since the 1930s, the City of London has tried to protect the views of St Paul's cathedral from several key vantage points. The City of London Local Plan 'City Plan 2036' spells it out clearly here: <https://www.cityoflondon.gov.uk/assets/Services-Environment/proposed-submission-draft-tall-buildings-and-protected-views-topic-paper.pdf>

London Wall West will be at the edge of a consultation area for two of those viewing cones and right atop restrictions for ancient monuments, namely the old Roman remains of the original city wall. These views are precious, and once lost will never be recovered. London has a great advantage in making St Pauls viewable from a number of different vantage points, and not all of them are protected. I especially value seeing the dome as I ride down St Johns Street from Islington. There's nice sight lines from the Museum of London roundabout that will be interrupted by the development. This is terrible. It's those views that make London feel manageable and livable in a way that New York isn't.

I'm especially concerned that there's been so little thought about those views in the planning documents. I had to dig to find any reference to the viewing cones. There's some bits that show the impact in aggregate to the London Wall West development and other things in the planning process that are truly alarming. Please don't make this mistake. The big buildings should be clustered together where they belong in the eastern edge of the City and in Canary Wharf.

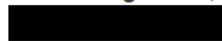
Thank you for your consideration.

Yours Sincerely,

Reed Landberg
101 Defoe House
Barbican
London EC2Y 8ND



Reed Landberg
U.K. Economy Team Leader
Bloomberg News, London



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From: [Tessa Montgomery](#)
To: [lpalondonwallwest](#)
Subject: LWW planning app 23/01304/FULEIA; 23/01277/LBC; 23/01276/LBC
Date: 15 January 2024 17:11:49

THIS IS AN EXTERNAL EMAIL

I wish to protest strongly over the City's plans for London Wall West on the following grounds:

1. Climate action. Tens of thousands of tonnes of carbon dioxide will be released into the atmosphere if the existing buildings are demolished. As this is such a crucial problem both in London and world-wide, would it not be possible for the existing buildings to be retained and adapted, which would of course mean much less expenditure.
2. The height and bulk of the proposed new buildings will not fit well with the existing townscape. The new Bastion House will measure more than two and a half times the volume of the existing Bastion House, as will the proposed Rotunda building and will impact the Barbican Estate and surrounding buildings, resulting in some cases in a reduction of light and privacy.
- (3) Apparently the City has no tenant for this site yet and I would question if a demand for more office building does exist in view of the empty office space which can be seen from the streets. Are there any statistics to prove or disprove this observation?

It does seem that the City's plans for this rebuilding are firmly based on achieving the maximum financial return with little regard for sustainability and the adverse effects of those living in the immediate proximity of London Wall West and indeed the wider neighbourhood.

I do hope consideration will be given to local protests such as mine.

Tessa Montgomery

706 Willoughby House
Barbican

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr James McKay

Address: 410 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object strongly to the proposed LWW redevelopment. Without limitation:

- The demolition and re-build will result in massive waste and carbon/CO2 crime. Is this really how a civilised society (and City) should approach such a sensitive project, particularly at a time of catastrophic climate change and damage?
- The safety and security issues, construction traffic, reduced access and noise associated with the works required during demolition and re-build will have a devastating impact on local residents and office workers.
- The height and scale of the proposed new buildings far exceeds the existing structures. The development once completed will have a material detrimental effect on local residents and office

workers in terms of reduced light, compromised privacy and increased noise, footfall and traffic (and associated safety implications).

- The scale and design of the new development pays no regard to the architecture, heritage and history of the Barbican and local listed buildings. At best it will undermine and at worst will destroy the highly regarded, historically and architecturally significant and protected conservation area status of the Barbican complex.

From: [Jenny Watson](#)
To: [lpalondonwallwest](#)
Subject: London Wall West Planning Objection
Date: 15 January 2024 19:30:53

THIS IS AN EXTERNAL EMAIL

I want to object to the planning application that has been lodged to develop the site now known as London Wall West.

I want to object on a number of grounds.

The first is residential amenity. I live in Mountjoy House which will be directly affected by the planned buildings. We will have both additional solar glare, and at the other extreme, a reduction in the amount of daylight. In addition I expect that we will be overlooked by office buildings - and as seriously so will the City of London School for Girls where the girls will lose all their privacy for games lessons. From the site plans which are on display at the London Centre, it also appears that the ramp to the Thomas More car park which serves as the sole access for 5 Barbican blocks including Lauderdale, a tower block, will become the ONLY access route into and out of the proposed development. That means post, deliveries, residents, cyclists, pedestrians, residents and emergency vehicles for the whole development and those five Barbican blocks. This will affect our access, air quality, noise and safety - as well as that of those working in the new development or using the proposed public realm space.

My second objection is to the lack of demand and the lack of sustainability. I understand that the City Corporation has no tenant for this site. There is other space within the city suitable for development and indeed other sites currently being developed. If you put this lack of demand together with the embodied carbon that will be released with the demolition and new build it is shocking. The City Corporation has been championing the journey towards Net Zero and indeed a couple of months ago was proudly saying that it would be there by 2027. Not with this development it won't! Surely sustainable options should be considered first before rushing to demolish, particularly since there is no tenant in the frame?

Finally I also want to object on the grounds that this is harmful to listed buildings and nearby buildings which have architectural significance. The Barbican Estate and its gardens were designed to have open spaces and building around them that fitted with their size. These towers will be massive and completely disproportionate to the size of what is around them. They appear to have landed from another planet, with no reference to what is already here. New Bastion House for example is two and a half times the size of the existing Bastion House. The whole neighbourhood will be affected by the size and scale of the proposed buildings. St Botolph's, St Giles and the Postman's Park will lose their neighbourhood feel and will be dwarfed by the tower blocks. Others with more knowledge than me will also make arguments for the listed building status of the former Museum of London - it is a great shame that more efforts were not made to find an alternative use for this building. The disproportionate mass and scale of the new buildings is not appropriate for this part of London.

I am truly saddened that the Corporation, after such a positive response to residents' concerns, is once again pushing ahead with this development. Please think again.

Finally I should say that although I know it is not a valid objection to raise issues of noise - and I do not do so here now - if you do decide to go ahead with this project in the teeth of residents' concerns, and you choose to allow the working hours set out in the project

documents, you can expect a robust legal challenge on the grounds of restriction of private life from those residents closest to the development. They are utterly unacceptable. This is not a comment on the current application but it is a view I hope that you will pass on if relevant at a later stage.

I think you will need my address. It is 106 Mountjoy House, Barbican EC2Y 8BP. Please let me know if there is anything else that you need.

Jenny Watson CBE



Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Ruth King

Address: Flat 103 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to object on the grounds of heritage: the museum of London is a part of the Barbican estate, they were designed together, and the space makes sense as one. I believe the buildings should be reused and not demolished for something which won't fit in with the surrounding buildings.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Linda Partridge

Address: 926 Frobisher Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I live in the Barbican and I strongly object to the construction of these enormous tower blocks so close to the Barbican, with the environmental impact of the demolition and construction, the degradation of the architectural merit of the area and the associated loss of sunlight and privacy for residents. Where is the evidence that more office space is needed in the City of London? If it really is needed, and I doubt that with the major exodus of City workers from the UK and the increase in home working, there are plenty of other locations in London where construction would have a much lower environmental impact and negative effect on residents. The size of these blocks is out of all proportion for the neighbourhood, and the whole proposal illustrates the contempt in which the residents of the City are held by the City of London authorities.

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Case Officer: Gemma Delves

Customer Details

Name: Mr David Coleman

Address: 261 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:1. the proposed development does substantial harm to the setting of the Barbican and its associated buildings.

2. it is wrong on sustainability grounds to demolish and rebuild when viable options exist for reburishment and reuse.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr James Backhouse

Address: Flat 293 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Impact on Local Heritage and Environment: The proposed demolition of 140 & 150 London Wall and alterations to the historic Ironmongers' Hall raise significant concerns regarding the preservation of local heritage. These structures contribute to the unique historical and architectural character of the area. Their removal could significantly alter the local landscape and diminish the historical value of the neighborhood.

Public Realm and Highwalks: The highwalks are not only integral to the local pedestrian network but also contribute to the distinctive urban fabric of the area. Their removal will result in decreased pedestrian accessibility and enjoyment.

Traffic and Infrastructure Concerns: The reconfiguration of the Rotunda increases traffic congestion and strain on local infrastructure. Given the already busy nature of the area, additional office, cultural, and food/beverage spaces will exacerbate these issues.

Environmental Impact: The construction phase and subsequent increase in traffic and business

activities might have a significant environmental impact. Concerns include increased air and noise pollution, and the potential strain on local green spaces. The loss of greenery due to construction could also negatively impact local biodiversity and air quality.

Community and Cultural Impact: It is crucial to ensure that any new development enhances, rather than detracts from, the cultural and social fabric of the area. The introduction of large office spaces will not do this.

From:
Re: **Re: Objection to City of London's plans for London Wall West**

Subject: **Re: Objection to City of London's plans for London Wall West**

Body: **Re: Objection to City of London's plans for London Wall West**

THIS IS AN EXTERNAL EMAIL.

Hi Kirstine

My address is -

Flat 111, Landonhills, Tower

Barbican

London EC2Y 8EY.

Best wishes

Chris Pile

Sent from my iPhone

> On 17 Jan 2024, at 11:57, sp@londonwallwest.org wrote:

>

> Hi,

> Thank you for your comment. In order for it to be registered, please provide your full address.

> Kind regards,

> Kirstine

>

> -----Original Message-----

> From: Chris Pile

> Sent: Tuesday, January 16, 2024 10:14 AM

> To: sp@londonwallwest.org

> Subject: Objection to City of London's plans for London Wall West

>

> **THIS IS AN EXTERNAL EMAIL.**

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>

> Dear Sir or Madam

> As a Barbican resident, living in Landonhills, Tower 1 through object to the decision to demolish Barbican House and The Museum of London and replace them with two large tower blocks.

> Sitting aside the heritage assets of the current buildings and the history and cultural potential of the site, it seems extraordinary that the City is proposing to ignore the negative impact the proposed demolition and the new build will have on climate change and environmental issues.

> The demolition and new build will inevitably unleash tons of thousands of tonnes of embodied carbon. At a time when news of the disastrous impact of climate change on our lives is a daily occurrence it seems totally reckless for the City to pursue this plan.

>

> I am also surprised that the plan doesn't breach national and local climate action policies.

> I do hope that the City will carefully reconsider the environmental damage that the current proposals will cause and abandoned the current plan.

>

> Yours sincerely

> Chris Pile

> Chris Pile my Mail

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From:
To:
Subject: Re: Objections to London Wall West.
Date: 17 January 2024 14:21:03

THIS IS AN EXTERNAL EMAIL

Dear Rianne,

My full address is 301 Seddon House, London, EC2Y 8BX. I do not like the fact that you post these details on the internet, but if I do not give them then I cannot raise objections. This is unfair as I cannot keep details private yet need to object.

Regards,
T. Lee

On Wed, Jan 17, 2024 at 11:58 AM lpalondonwallwest
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comment. In order for it to be registered, please provide your full address.

Kind regards,

Rianne

From: Tony Lee
Sent: Tuesday, January 16, 2024 1:27 PM
To: lpalondonwallwest <lpalondonwallwest@cityoflondon.gov.uk>
Subject: Objections to London Wall West.

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

Re. 23/01304/FULEIA

23/01277/LBC

23/01276/LBC

I have a number of objections to the London Wall West proposals. The proposed New Bastion House and the Rotunda building are huge. Both are way too oversized and will dwarf the Barbican estate. Rather than becoming part of the area they will oppress it with their presence. They are completely inappropriate for the Barbican environs where the residential blocks are of modest height, whilst the three towers are slender. These proposals bear no relation to the current proportions of existing buildings. The London Wall West plans are wholly out of character for the townscape as it currently exists. There is a totally inadequate amount of open space, something the original plans for the City took into account so that views were long and wide. If these proposals go ahead then inevitably they will give rise to ever more ambitious construction in height and bulk - compare Tower 42, once the tallest building in the City of London, with the monstrous 'Cheesegrater'. Please return to the drawing board.

Further objections to follow.

Regards,

Tony Lee

Seddon House,

EC2Y 8BX

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Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Dr Cathy Ross

Address: 306, Mountjoy House Mountjoy Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My objections are on two grounds:

1) Heritage

The Design and Access Statement unfairly minimises the heritage importance of the Museum of London / Bastion House. Demolition will mean loss of the City's built heritage. Despite their current non-listed status, both buildings are examples, unique in the City, of elegant modernism, and have been long admired as such: "beautiful variations and careful detailing are demonstrations of late modernism at its cool and satisfying best" (Brian Appleyard on the Museum of London, The Times, 20 November 1982).

Reputedly inspired by Chanel packaging, the black-edged, white tiling of the Museum gives the grand sculptural Barbican a softer more human scale at one of its entry points. When the Museum was built in the 1970s, criticisms of the Barbican Estate as a fortified ghetto for the rich, were at their height. The Museum's architecture was critical in breaching the fortifications and establishing the City's grand project as a place with public benefit.

The 'numerous internal alterations' mentioned in the application are no more extensive than in any other London museum or gallery occupying listed buildings: the V&A, the NPG etc. all have new entrances and public facilities. All the Museum of London alterations, especially those by Wilkinson Eyre, have been carried out with enormous sensitivity, respecting the elegance of the original design.

2) History and cultural potential of the site

There are surely potential uses for the existing buildings which would chime imaginatively with this location's past. Replacing historically-significant buildings with yet more bland office towers will not help Destination City.

What about a new storage/ visitor attraction for London Metropolitan Archives (cf V&A East or Rotterdam's 'Depot') . This would be appropriate for the location and link back to the City's past as a place for storage of physical goods-Cripplegate in particular. It would also strengthen Culture Mile.

From: [Julia Robinson](#)
To: [lpalondonwallwest](#)
Subject: Objections to the demolition of Bastion House and the Museum of London site
Date: 16 January 2024 14:31:15

THIS IS AN EXTERNAL EMAIL

I am writing to raise my objections to the demolition of Bastion House and the Museum of London site. I am a Freeman of the City, a leaseholder at the northern end of the Barbican estate and I also work within the City.

My objections are:

Environment: I am very concerned about the carbon emissions and cannot understand why the City is not using its platform to role model a more responsible and sustainable approach, more in line with it's on climate action statements and policies.

History and Legacy: These buildings are important heritage assets that should not be destroyed both because of the loss of them specifically but also because of the impact that would have on the other culturally and historically important buildings that surround them.

Lack of consideration as to appropriate mass and scale: The open spaces and relative heights in the Barbican Estate and Barbican South were designed that way for a reason. The disproportionate size of the proposed buildings would have a significant negative impact on the townscape beyond the immediate area of the buildings.

Lack of demand: I'm very concerned that a great deal of environmental damage will be done, and money spent, without a clear idea of who will occupy the site. Where is the demand for office space? And if demand were to substantially increase in the next few years surely there are more suitable sites where there is not the same cultural or heritage risk.

This is my first time objecting to the City about a development. but I felt particularly strongly in this case. I hope you will take my objections on board when making your decision and reject this plan.

Many thanks,

Julia Robinson
313 Bunyan Court



Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Chris Price

Address: 110 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To demolish and replace would be contrary to environmental and sustainability principles. The City should live by its pledges and join the leaders in the fight for net zero by repurposing the existing buildings and be proud to publicise the example it sets.

This site has historical significance and cultural potential through repurposing. There's no need for the march of giant new buildings along London Wall to consume Bastion House and the former museum. To demolish and replace larger would destroy major parts of a 20th century icon that the City should preserve.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Brenda Szlesinger

Address: 112 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT the planning application reference 23/01304/FULEIA on the following grounds:

1. Impact on residential amenity - Thomas More car park

The London Wall West development will have a negative impact on Thomas More House including impact on light and severe disruption to our car park with major safety concerns. It is unacceptable and unreasonable that the safety of residents should be compromised by this or any development.

Residents' use of the Thomas More car park will be severely impacted from the outset and will continue once the buildings are built. The Delivery and Servicing Plan Part 1 para 3.5.1 states : "All service vehicles will access the Site via the existing ramp from Aldersgate Street. This ramp is shared with vehicles entering and leaving the Barbican residents' car park. The access will function as a left-in, left-out priority junction, as per the existing arrangements to minimise any

potential for delays caused by right-turning vehicles."

The ramp near Monkwell Sq will cease to exist. The traffic light systems and telecom island on the ramp will cause chaos and congestion.

In short, the Thomas More ramp (the only access route in and out of the whole site) will be used for:

- All deliveries and services to and from the three new buildings
- All deliveries and services to and from Ironmongers' Hall
- All deliveries and services to and from the Barbican residents' car park (affecting Seddon, Thomas More, Lauderdale, Mountjoy and Lambert Jones Mews)
- Emergency fire and ambulance access to and from Barbican residents' car park
- Barbican residents entering and exiting the car park
- Contractors, postal services, grocery deliveries and taxis entering and exiting the car park
- Pedestrians and cyclists (residents and deliveries) entering and exiting the residents' car park.
- Pedestrians continuing across the top of the ramp along Aldersgate Street will be put at risk let alone inconvenienced.

2. Heritage harm

The setting of many of the City of London's most significant heritage assets (both designated and non-designated) will be impacted negatively by the scheme.

Postman's Park will lose much of its sky. The Watts Memorial in particular will be cast into the shadows. The City of London Corporation is the custodian of this park and should be preserving its setting not damaging it.

The Barbican Residential Estate (Grade II listed) and its landscape (Grade II*) will suffer substantial harm. This global icon was a visionary product of post-war planning. The scheme under consideration is totally out of context with the surrounding area. It could be anywhere. The scale and mass of the buildings, as well as their orientation have no place here. They are a blot on a landscape that is seeing the heritage value of buildings of all eras downgraded. Post-war brutalist architecture may not be everyone's cup of tea, but personal preferences as to what is considered "heritage" must be set aside. The Barbican and the wider complex bring many visitors to this area.

The setting of St Giles Cripplegate will be harmed. Standing on the Barbican Lakeside Terrace looking south, the skyline will be dominated by the massive blobs that characterise the scheme being proposed. St Giles Cripplegate will shrink and be dominated by the hulk that will loom behind it.

3. Environmental harm

The City of London Corporation, at the insistence of Barbican Quarter Action, gave respondents 31 working days to put together a proposal to retain and retrofit/alter the existing buildings. Chair of Policy & Resources confirmed that several (x3) "credible" (his words) were received. This soft market test was only advertised on the City's own website. They did not go out to the market to seek an alternative to demolition. Despite the three credible offers (which were presumably credible because they met or exceeded the target site value), the applicant responded with a "Thanks but no thanks". These buildings are not at risk of becoming stranded assets.

Where is the independent report on the Whole Life Carbon Assessment?

The planning application makes reference to x9 options. Why was option 2 ruled out at the outset? This is the most environmentally sustainable option. As in the Whole Life Carbon Assessment that was published in 2022 following a Freedom of Information Act request, the preferred option once again is full demolition. In September 2023, the Chair of the Planning & Transport Committee, stated:

"Our approach is that developers should think about retrofit first and have to justify where you're not retrofitting," Joshi said in an interview with Bisnow, referring to planning guidance issued in March by the City of London.

The City of London Corporation is the developer of this scheme. The current scheme does not comply with the City's own planning guidance including its SPD on Sustainability (December 2023). National guidance (NPPF 2023) also promotes a retrofit first approach. As in the recent M&S Oxford Street decision by the Secretary of State, the case for demolition is not met. The buildings are safe (contrary to the applicant's discredited Buro Happold report) and can be retained and altered. Respected developers want to preserve these heritage assets because they add to the value of the site and it is the right thing to do environmentally. ESG considerations for investors also make retention an attractive option. This is an opportunity for the City of London to be an exemplar (Simon Sturgis). It should be a leader and lead on how our cities can adapt. The application being considered does not comply with the City of London Corporation's own Responsible Investment Policy.

4. Is an office-led development the right choice for this site?

The City of London Corporation claims there is an insatiable demand for Grade A office spaces. Dog beds and climbing walls may be what the developer wants, but firms are down-sizing and working from home on 2.5/3 days a week is the norm. Small, medium and micro businesses need footfall x7 days a week to survive. Massive glass office-led developments will not help them. Visitors flock to St Paul's Cathedral and then turn back to Bankside or the West End. The London Wall West site stands at the axis of what is a cultural quarter. The lack of a culture strategy for the area indicates a downgrading in its focus in favour of property speculation. There are many other office-led schemes in the pipeline in the City of London. There is no tenant for this speculative development.

5. Roof top viewing deck - public benefit?

The Design and Access Statement Appendix 3 (3.1) refers to the roof top viewing deck. The Panorama development at 81 Newgate Street will have large public and private viewing terraces that will obstruct much of the view of St Paul's from the New Rotunda Building terrace. A roof top terrace at this location is not a unique public benefit that offsets the substantial heritage and environmental harm that these proposals will cause.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sian Emmison

Address: 131 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:- The development makes no sense in relation to the City of London's net zero target and national climate policies.

- The scale of the development is out of proportion to its surroundings and will have an adverse effect on the heritage sites and residential blocks in the surrounding streets, blocking light, overshadowing the listed Barbican estate, churches etc

- There are many empty blocks in the city due to the irreversible changes in working habits created by Covid. Why build yet another monolithic office complex when office space is now not in demand and there is no tenant lined up? (.The City of London acknowledges this situation in its plan to change the use on other existing office buildings to residential, and also encouraging more leisure footfall etc)

From:
To:
Subject: Re: Objection
Date: 17 January 2024 12:24:57

THIS IS AN EXTERNAL EMAIL

Hi Rianne,

Thank you for your mail.

My address is
341 Willoughby House, Barbican, London EC2Y8BL.

Kind regards,

Michael.

On Wed, Jan 17, 2024 at 11:58 AM lpalondonwallwest
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comment. In order for it to be registered, please provide your full address.

Kind regards,

Rianne

From: Michael Friel
Sent: Tuesday, January 16, 2024 6:03 PM
To: lpalondonwallwest <lpalondonwallwest@cityoflondon.gov.uk>
Subject: Objection

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madame,

I write to you to object to planned demolition of Bastion House and development of London Wall West site. I live in the area and am familiar with the estate.

As a Scientist who works with sustainability, I think it is unbelievable that City of London will demolish such an iconic, important heritage building. The building could be reconfigured without demolition for other uses. For example, the City of London Girls School could move there and expand numbers.

I also object on the grounds of reduced office demand. There is over supply. We Work collapse will increase the vacancy level in London. Globally, there is over supply of office space. UK has suffered more since Brexit, HSBC offices at Canary Wharf will be vacated shortly. Perhaps there is a plan to demolish the Skyscraper at Canary Wharf?

The CO2 emissions from demolition are much higher than just those contained in the concrete. One ton of CO2 is produced for one ton of concrete. Energy is required to demolish such a building. Crushing the debris and the waste is also energy intensive. So adding unnecessarily to global emissions.

My list of objections are long but the above should be enough for you to reconsider your decision.

If CoL demolish Bastion House, it will be a stain on your reputation.

Best regards,

Michael.

--

Michael Friel MPharm PhD

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Website: <http://www.cityoflondon.gov.uk>

+

Michael Friel MPharm PhD

From: [REDACTED]
To: [lpalondonwallwest](mailto:lpalondonwallwest@cityoflondon.gov.uk)
Subject: RE: Application Reference: 23/01304/FULEIA
Date: 17 January 2024 12:53:53

THIS IS AN EXTERNAL EMAIL

Hi - my full address is 27 Thomas More House, Barbican, London. EC2Y 8BT.

Many thanks
Simon

On Wed, 17 Jan 2024 at 11:58, [lpalondonwallwest](mailto:lpalondonwallwest@cityoflondon.gov.uk)
<lpalondonwallwest@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comment. In order for it to be registered, please provide your full address.

Kind regards,

Rianne

From: Simon Cooper [REDACTED]
Sent: Tuesday, January 16, 2024 8:34 PM
To: [lpalondonwallwest](mailto:lpalondonwallwest@cityoflondon.gov.uk) <lpalondonwallwest@cityoflondon.gov.uk>
Subject: Application Reference: 23/01304/FULEIA

THIS IS AN EXTERNAL EMAIL

I am writing in respect of the redevelopment of the London Wall West Site. I am a full-time resident of Thomas More House, Barbican.

I strongly object to the proposed plans for the following main reasons:

Environmental damage

The demolition of the existing buildings and the erection of the new buildings will have a significant, adverse effect on the environment. Most notably, new construction is the source of massive amounts of carbon pollution. As there would seem to be viable alternatives to keep and re-use the existing buildings, this environmental damage is completely unnecessary and is at odds with broader regional and national climate action policies. For example, I would note the article in the 27 November 2023 edition of *City Matters* in which Chris Hayward, Policy Chair of the City of London Corporation, states (emphasis added): *Our advice sets out how planning applicants should consider ways to ensure that carbon emissions resulting from development are reduced as much as possible*. This is sound advice that should be followed.

The ‘soft market appraisal’ identified parties interested in retrofitting the existing buildings. This outcome was extremely positive, especially when taking into account the very short window of time available to express an interest. The ‘retrofit first’ approach, promoting the reuse of existing buildings where this is the most sustainable and suitable approach for a site, is one of the key considerations set out in the City’s Sustainability Supplementary Planning Document. I would urge the City to more fully explore the retrofit option and demonstrate their commitment to a greener future.

Damage to the cityscape

The retrofitting of the existing buildings would allow for the preservation of these important heritage buildings. The proposed plans would not only result in their destruction, but would significantly harm the surrounding cityscape. The proposed towers are considerably larger and, unlike the current buildings, are not aligned with the design or feel of the Barbican Estate, its nearest neighbour. This will negatively impact the whole neighbourhood.

Residential effect

As a resident of Thomas More House, I am particularly concerned about the effect on the amount of sunlight, as well as privacy issues and light pollution for the Barbican Estate, and the City of London Girls’ School. As I sit here writing this email at night, there would seem to be very few people in the offices at 1 London Wall, but the vast majority of the lights are on in the building.

Office demand

The latest statistics that I saw online for office occupancy levels in the City were for October 2023, when the level was around 31%. The proposed new development will increase office floorspace, but it is difficult to see why it would attract more businesses

to locate to the City compared to, say, the West End or Docklands. It is completely understandable that one of the considerations for the City will be the possible financial return from the redevelopment. However, these returns needs to be realistically estimated and take into account all of the costs, including the matters that I raise above. For example, environmental, social, and corporate governance (ESG) matters are key areas of focus for the Boards of many businesses and something that I would expect to be taken into account when deciding whether to business partner (including a landlord/tenant relationship) with others.

Cities need to evolve in order to remain attractive and evolution cannot be measured solely in financial terms. In following its own 'retrofit first' approach the City of London will clearly demonstrate how it is evolving, whilst respecting and retaining the local heritage, and why it will be the best, and most sustainable location for businesses in London in the coming years.

Regards

Simon Cooper

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Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jonathan Reid-Edwards

Address: 272 Blackhorse Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An important part of London's cultural and architectural history, these buildings are a key part of the City of London's identity.

From: [GonzaloCS06](#)
To: [lpalondonwallwest](#)
Date: 16 January 2024 22:18:46

THIS IS AN EXTERNAL EMAIL

Dear City of London planners,

I'd like to register my objection to the London Wall West development on a number of grounds. I've been going along to the shows where planning documents are on display and am alarmed on a number of grounds. Those are:

1 -- Mass & Scale -- The two new buildings will dwarf what they're replacing and also the very large buildings nearby. For years people have complained about the big black monstrosity at the southwest corner of the Museum of London roundabout, and what's proposed will be even bigger, presenting a solid wall of glass to those headed down Aldersgate hoping to get a glimpse of St Pauls. The bulk of the new buildings is out of proportion the other buildings around and will unfavorably overshadow the Barbican complex. The City for years has tried to cluster big and tall buildings in the eastern part of the Square Mile, and these buildings belong over there and not around the Barbican.

2 -- Heritage -- The new buildings will both destroy heritage landmarks like the Museum of London and Bastion House and also detract from other gems in the neighbourhood, like Postman's Park, St Giles and St Botolphs. These will be increasingly hemmed in by monumental towers. People especially value the green space and sense of openness in Postman's Park, and that will be severely impacted by a gigantic building looming in the sky. London's advantage over New York is that it's built on a human scale with buildings that aren't too large. These new London Wall West structures are to far adrift from that tradition. We will lose too much by permitting them.

3 -- St Paul's viewing cones -- Since the 1930s, the City of London has tried to protect the views of St Paul's cathedral from several key vantage points. The City of London Local Plan 'City Plan 2036' spells it out clearly here: <https://www.cityoflondon.gov.uk/assets/Services-Environment/proposed-submission-draft-tall-buildings-and-protected-views-topic-paper.pdf>

London Wall West will be at the edge of a consultation area for two of those viewing cones and right atop restrictions for ancient monuments, namely the old Roman remains of the original city wall. These views are precious, and once lost will never be recovered. OLondon has a great advantage in making St Pauls viewable from a number of different vantage points, and not all of them are protected. I especially value seeing the dome as I ride down St Johns Street from Islington. There's nice sight lines from the Museum of London roundabout that will be interrupted by the development. This is terrible. It's those views that make London feel manageable and livable in a way that New York isn't.

I'm especially concerned that there's been so little thought about those views in the planning documents. I had to dig to find any reference to the viewing cones. There's some bits that show the impact in aggregate to the London Wall West development and other things in the planning process

that are truly alarming. Please don't make this mistake.
The big buildings should be clustered together where they
belong in the eastern edge of the City and in Canary Wharf.

Thank you for your consideration.

Yours Sincerely,

Gonzalo Casco Sanchez
101 Defoe House
Barbican
London EC2Y 8ND

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Richard Collins

Address: 4 Lambert Jones Mews London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to the proposed demolition of the notable existing buildings which are an integral, and distinguished, part of the Barbican architectural ensemble and which will adversely affect the neighbourhood containing numerous public, townscape, assets. Further, demolition and building of new structures is incompatible with the City of London's own climate and sustainability policies - such action will set a very bad example to other developers: if the City cannot implement its own policies in respect of its own built assets what hope is there of securing compliance by other developers? There is no demonstrated demand for buildings of the scale of those proposed and these, if built, will adversely affect neighbouring residential, educational, commercial and public amenity structures and spaces. The City of London's reputation as a sponsor of architectural and cityscape excellence will be damaged by the implementation of the proposed scheme as will the amenity of neighbours, residential, commercial and the general public.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Samantha Logan

Address: Barbican 519 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: THERE ARE TWO MAIN REASONS DEMOLITION IS A CRIME:

CARBON

DEMOLITION AND NEW BUILD WILL UNLEASH TENS OF THOUSANDS OF TONNES OF CARBON, EVEN THOUGH INDUSTRY EXPERTS HAVE SHOWN THAT THESE BUILDINGS ARE SUITABLE FOR REUSE.

HERITAGE. THE NET ZERO TARGET, THE CITY'S OWN HEAVILY PROMOTED CLIMATE GOALS AND THEIR MUCH-VAUNTED MOVE TOWARDS REFURBISHMENT OVER DEMOLITION HAVE BEEN IGNORED BY THESE PLANS.

DEMOLITION WILL DESTROY TWO INTERNATIONALLY RECOGNISED ICONS OF BRITISH POST-WAR URBAN DESIGN, INCLUDING IMPORTANT PUBLIC REALM.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Patrick Gibbons

Address: Flat 206 Sedon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to this proposal on the following grounds.

This proposal is in contravention of local City, London wide and national policy on sustainable development and climate change. It meets neither of the criteria "the highest feasible and viable sustainability stuck standards" or "avoiding demolition through the reuse of existing buildings or their main structures".

The impact on climate change and the negative carbon footprint of the proposed redevelopment cannot be justified. Demolition should be a last resort. The carbon capture report provided as part of the consultation was not plausible.

These buildings, the Museum of London and Bastion house, are integrated structures of the Barbican Estate and environs. This is heritage that must be preserved, instead of obscuring the surrounding buildings with another bland tower. The size of the previously proposed development

is completely out of keeping with the local environment. This must not be allowed to happen.

As a Barbican resident I'm appalled that the Thomas More House car park ramp will be used for construction access, creating a deleterious impact on residents and visitors to the Barbican. Due consideration for the local community has not been demonstrated.

With hybrid working now considered to be a permanent fixture of occupational life, what need is being met by destroying Bastion house and the Museum of London's buildings? This proposal seems tone deaf in terms of both the direction of travel of society and business.

The city is trying to become a destination for recreational visitors. This site should be used for cultural purposes rather than building offices.

There is a failure of vision and imagination evident in this proposal. There is an opportunity to create positive impact for London and its visitors for generations. Instead, we are being offered a crime against the environment and intergenerational vandalism in the form of the proposed destruction of valuable architectural heritage.

From:
To:
Subject: Objection letter to London Wall West development
Date: 17 January 2024 12:28:16
Attachments:

THIS IS AN EXTERNAL EMAIL

353 Lauderdale Tower,
Barbican,
London EC2Y 8NA

January 17, 2024

London Wall West development

Ref 23/01304/FULEIA: 23/01277/LBC: 23/01277/LBC

For the attention of the City of London Corporation Planning Department

I wish to submit a formal objection to plans by the City of London Corporation to demolish Bastion House and the former Museum of London. The redevelopment proposed for this site would be totally inappropriate for an area that includes a residential estate that has listed status; a school; adjacent buildings of historic interest; archaeological ruins; and a much-loved park.

The proposed London Wall West development is a speculative venture by the Corporation which seems determined to ignore local opposition, dismiss alternative more sympathetic designs for the site, and discount the fact that there is no proven need for more commercial office space in the western part of the City.

Indeed, until recently, the Corporation appeared to accept that the majority of new high-rise office blocks would be concentrated in the eastern part of the City, with homes, cultural activities, and tourist attractions clustered in the western half. This includes the Barbican and Golden Lane estates, the Barbican Arts Centre, the new Museum of London, and St Paul's Cathedral.

If the Corporation is serious in its aim of creating a Destination City, why is it now so keen to press ahead with a such a controversial development that contravenes its own long-term vision?

Specifically, plans to build two tall office blocks on the site breach the City's own net zero carbon emissions target by releasing vast amounts of carbon gases in to the atmosphere during the demolition phase. With the site within a few metres of homes and a school, this would create severe health risks for local residents and children. Alternative plans that involve repurposing the existing buildings would be far less polluting.

Bastion House and the former Museum of London buildings are also of heritage value and that ought to be respected by the Corporation which should take its role as custodian of such a unique area far more seriously, and not succumb so readily to purely commercial interests.

The scale and volume of the development that the Corporation is proposing is totally out of keeping for the area that includes a protected sightline of St Paul's, hidden gems such as Postman's Park, numerous Wren churches, several livery halls, some wonderful mansion blocks, and numerous other local treasures, as well as several thousand local residents.

Specifically, the development will reduce daylight for both residents and the City of London Girls School; block direct access to the well-used Thomas More car park; and restrict access for deliveries, emergency services, refuse collections, and postal services.

This is an entirely unnecessary development, with no evidence that so much additional office space is required. It is hard to understand why the Corporation is being so deliberately provocative by submitting a planning application in the full knowledge that it will outrage local residents. These are the people who contribute so much to the success of the City of London, and are genuine stakeholders, unlike most of those who work in the Guildhall but who live elsewhere and have little interest in the long-term consequences of short-sighted planning decisions.

So I very much hope these plans for London Wall West will be rejected, and replaced by an alternative more sympathetic scheme.

Yours faithfully,

Janet Porter

**353 Lauderdale Tower,
Barbican,
London EC2Y 8NA**

From:
To:
Subject: Bastion House demolition
Date: 17 January 2024 13:29:49

THIS IS AN EXTERNAL EMAIL

Hi

I am writing to object to the planned demolition of Bastion House and The Museum of London. There are many reasons to object but the two which most upset me are the loss of buildings of historical interest and the impact upon the environment of the demolition itself.

Bastion House and the Museum of London form a valuable part of the Barbican centre and estate. Admiration for the Barbican Estate, its architecture and all that it represents as a cultural centre and historical site, is growing all the time. It is not clear to me why the City of London seeks to destroy key features for an office block with no tenant. Furthermore, the act of demolition will release tens of thousands of tonnes of embodied carbon into the environment at a time when climate change is at the forefront of everyone's mind.

I sincerely hope that the City of London think again, and look at sustainable alternatives to the site now that the Museum of London has moved.

Tory Young

811 Frobisher Crescent
London
EC2Y 8HD

From:
To:
Subject: Objections to London Wall West
Date: 17 January 2024 14:51:34

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

Re. 23/01304/FULEIA
23/01277/LBC
23/01276/LBC

I oppose the London Wall West proposals. These do not take into account the heritage of the area. All communities derive a sense of self from a past rooted by geographical specifics. The London Wall West proposals ignore this. The original Alders gate was near or at the site the proposed Rotunda is to be constructed. The Rotunda will therefore destroy the views and flow of this ancient roadway that people have experienced over centuries. Furthermore, the Museum of London and Bastion House are now old enough to have acquired their own historical context. Being part of the post-war regeneration of the area they reflect the period in their architecture. London Wall West couldn't care less about heritage. It will literally overshadow other historic assets such as St. Giles, St. Botolph's, Postman's Park and the Barbican Estate and gardens. Go back to the drawing board.

Regards,
T. Lee
301 Seddon House,
EC2Y 8BX

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Ms Pauline Ashall

Address: 2 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposal is for the demolition of iconic 20th century buildings that are an integral part of the listed Barbican Estate, and could be remodelled and improved. The carbon footprint of the demolition and the building of massive office blocks (that themselves would likely have a short life-span) is contrary to the City's Climate Action Strategy. The proposed development would cause substantial harm to the numerous nearby listed assets and completely ignores the historical and cultural aspects of the site. Any short-term financial gain to the CoL from maximising office space needs to be weighed against the many other drawbacks, such as loss of light and privacy to neighbouring properties, and the massive disruption to residents, workers and tourists of a long-term building project. There is an opportunity here to develop an innovative plan that would enhance the character of the area and improve its amenities, with benefits to all, and the short-sightedness and lack of ambition of the CoL proposal is hugely disappointing, as is the lack of responsiveness to feedback already provided. It seems questionable whether the creation of yet

more office space is sensible, even just focussing on the financial position of the CoL, with so much space already available and the ongoing demand for flexible working.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Janet Porter

Address: 353 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to submit a formal objection to plans by the City of London Corporation to demolish Bastion House and the former Museum of London. The redevelopment proposed for this site would be totally inappropriate to an area that includes a residential estate that has listed status; a school; adjacent buildings of historic interest; archaeological ruins; and a much-loved park.

The proposed London Wall West development is a speculative venture by the Corporation which seems determined to ignore local opposition, dismiss alternative more sympathetic designs for the site, and discount the fact that there is no proven need for more commercial office space in the western part of the City.

Indeed, until recently, the Corporation appeared to accept that the majority of new high-rise office blocks would be concentrated in the eastern part of the City, with homes, cultural activities, and tourist attractions clustered in the western half. This includes the Barbican and Golden Lane estates, the Barbican Arts Centre, the new Museum of London, and St Paul's Cathedral.

If the Corporation is serious in its aim of creating a Destination City, why is it now so keen to press ahead with a such a controversial development that contravenes its own long-term vision?

Specifically, plans to build two tall office blocks on the site breach the City's own net zero carbon emissions target by releasing vast amounts of carbon gases in to the atmosphere during the demolition phase. With the site within a few metres of homes and a school, this would create severe health risks for local residents and children. Alternative plans that involve repurposing the existing buildings would be far less polluting.

Bastion House and the former Museum of London buildings are also of heritage value and that ought to be respected by the Corporation which should take its role as custodian of such a unique area far for

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Lincoln

Address: 14 Basterfield House, Golden Lane Estate, London EC1Y 0TN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning application on the following grounds:

- the collection of buildings are of considerable architectural and heritage interest and merit a listing in line with the Barbican Estate
- there is now a surplus of office space in the City of London and a surplus in the pipeline. There is adequate room for new office buildings in the Eastern Cluster. The pandemic has led to a rethinking of the best ways in which to work in the City and there is no evidence of a significant return to traditional office life.
- there is considerable embodied carbon in the current buildings which has not been taken into account in the plans listed by the City of London. There are two relevant precedents that need to be taken into consideration: the Marks and Spencer flagship store in Oxford Street which was called in by the Secretary of State; and the 'Tulip' due to be built in Bury Street which was also refused planning permission by the Secretary of State.
- the design of the new buildings is inelegant and out of scale with the neighbouring buildings.
- the landscape proposals are presented without indicating the full scale of the adjacent buildings and therefore do not give an honest account of the proposals.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Angus Henry McNeill Peel

Address: Flat 308 Seddon House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Both 140 & 150 London Wall are interesting post-war buildings which link to the Grade II listed Barbican Estate through the highwalks. London Wall was an excitingly modernist proposition in a London reeling from the Blitz. To see that post-war history essentially erased is not only a loss of a layer of our past, but a loss of legibility in the built environment of the City of London. London Wall has already seen nearly all of its modernist blocks lost. The former Museum of London is its most unusual post-war building and it is an enormous shame that it has not been Grade II listed or included within the Conservation Area for its contribution to London's civic identity and self reflection over the decades.

One of the most salient arguments against the scheme is the lack of consideration for re-use - not only to preserve architecturally unusual buildings, but to avoid vast carbon emissions which no glossy consultant's report can possibly assuage. We should be looking much more closely at embodied carbon and adaptive re-use of our existing building stock. The current penchant for

demolishing perfectly reusable buildings throughout London is misguided and completely at odds with councils declaring climate emergencies and the UK's 2050 net zero carbon emissions target which is actually enshrined in law.

Traffic exiting the service road providing access to the Thomas More Car park for Barbican Estate residents and apparently all of the service traffic to this large development must turn left (southbound) onto the A1 / Aldersgate. The scheme needs to resolve this issue so that traffic can head north from the service road. Construction and demolition is likely to cause enormous headaches for the operation of the car park and service road without very careful thought.

The towers proposed are strange in form and wholly ill at ease with their surroundings. They take no inspiration from the renowned Barbican Estate and dully use glass. The renders are fantastical.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs karen young

Address: Apartment 75 London House 172-174 Aldersgate street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I have a number of objections:

1. Environmental impact - the proposal is not in line with national and local climate action policies including those of the City.
2. Human Impact- Loss of daylight and sunlight due to the scale of the development. In addition the noise and increase in poor air quality. The highway plans would also have an adverse effect for cyclists.
3. Heritage Impact - there is a number of listed and historical assets that are planned to be destroyed or harmed. These buildings are wonderful and the area has a rich history which should be respected and retained. As well as many religious and cultural roots, there are important buildings which will be destroyed or damaged by the development. For eg the former museum of london, Bastion House and the demolition will harm Barbican, St Giles, postman's Park, st Botolphs, ironmongers Hall. I note that St Paul's (probably the UKs most iconic building) has been

conveniently air brushed out of the fancy marketing brochure. The impact needs thorough investigation.

4. Visual Impact - it's been proved through many pieces of research that beauty is important for our well being. This development is huge and will dominate the surrounding area, the grade II Barbican estate and compromise the lovely architecture of The London School for girls.

5. Best use of this land- I recognise that the council will command a high price for this land, but as custodians for only a short moment in history, you have a duty to make best use of the land for the majority, as well as acting as its defender. Is another office block (with no proposed tenant) really required? Can't you consider the elements of culture, education and diversification?

6. Impact of road access- Thomas Moor car park will be severely impacted. The existing ramp is the sole access for many roads and will be the only access into and out of the developmental. How does this work for emergency vehicles, taxis, cyclists, postal workers and pedestrians.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Anne Page

Address: 191 Cromwell Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Ref: 23/01304/FULEIA | Demolition of 140 & 150 London Wall

Dear Council members, and planners,

This is to object to the proposal to demolish the former Museum of London and Bastion House, and to replace them with high office towers and other nonsense. There are abundant reasons why this proposal should be rejected and they have already been well rehearsed. Great attention is being paid to your proposals and detailed objections are being, and will be made.

So I will simply offer my two main grounds for objection:

- integrity of the Barbican estate: Your predecessors were brave as they decided to build the Barbican instead of attempting to recreate the demolished street pattern. Their choice of architects was brilliant, as we can see from the on-going popularity of the estate as a place to live, and to frequent the Arts Centre, the Library, the Church and other public facilities. Many of us admire the

bold, brutalist aesthetic.

Now you want to upset all that, just to build new office towers for which there is no need? Do you personally want to bear the shame?

- damage to the environment: tens of thousands of tonnes of CO2 would be released during demolition and construction. This is incompatible with your Authority's own Climate Action Strategy and national policies. Retention of the current structures, retrofitting and modernising them, as other applicants have proposed, would enhance this sensitive area with its extraordinary connections to the Romans, Shakespeare, Wren, Wesley.

Your children will be ashamed of you if this proposal proceeds.

Anne Page

From: [Darrell Corner](#)
To: [lpalondonwallwest](#)
Subject: OBJECTION - LONDON WALL WEST
Date: 18 January 2024 12:32:16

THIS IS AN EXTERNAL EMAIL

As a City of London resident I am formally writing to you to Object to your proposals for the above site.

This redevelopment for additional commercial space is unnecessary as in the post Brexit and Covid business environment there is more than enough underused space already in the City. To commission yet more space is to fall for consultants' and developers' Big Lie that there is, or will be, a shortage.

The development will entail the demolition of Bastion House and the Museum of London buildings which are both of sound condition and perfectly serviceable consequently representing a waste of resources as well as a dust, noise and health hazards to adjacent residents. I also resent the fact that your proposal includes the demolition of the delightful rotunda. This should be a treasured little gem of the City as a hidden garden for quiet reflection.

It seems that your proposals totally ignore your own guidelines for protecting the environment and carbon omissions - hypocrisy of the highest order ! Moreover, you are trying to ride roughshod over the views of local Barbican residents. Our interest is to protect and preserve this unique residential estate and arts centre - itself a subject of worldwide architectural and social acclaim. This status will be sorely diminished if your plans proceed to erect yet more slabs of monstrous proportions over-shadowing the Barbican. Indeed the City's attitude should be in harmony with those of its own residents' in wanting to preserve and celebrate this special area.

Best regards

Darrell Corner

565 Ben Jonson House
Barbican
London EC2Y 8NH

From:
To:
Subject: Objections to London Wall West
Date: 19 January 2024 12:56:37

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

Re. 23/01304/FULEIA
23/01277/LBC
23/01276/LBC

I oppose the London Wall West proposals. They pay no attention to climate change and the massive release of embodied carbon demolition of the existing buildings will entail. This not only goes against national climate action policies but those professed to be held by the City of London itself. Are City planners that hypocritical? It would be far better to retain and reuse the existing buildings with Bastion House becoming a hotel and the former Museum of London a theatre and concert venue. Though the City claims to have looked at reuse of the existing buildings, suggestions from interested renovation firms met with little enthusiasm from Guildhall planners and were not shared with local residents. It appears that the City was merely going through the motions. The construction industry is big business and is highly influential; huge profits are to be made if the site in question will be razed then crammed with monstrosity. Go back to the drawing board.

Regards,
T.Lee
301 Seddon House
EC2Y 8BX

From:

To:

Subject: Objections to London Wall West planning application nos 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC

Date: 18 January 2024 22:03:10

THIS IS AN EXTERNAL EMAIL

I wish to register my objections to the London Wall West planning application on the following grounds:

HERITAGE, HISTORY AND CULTURAL POTENTIAL

Bastion House and the former Museum of London are heritage assets and should be retained. This area of London is a valuable and much loved area of cultural and historic significance. Within sight of St Paul's Cathedral and the much loved Postman's Park and adjacent to the world renowned Grade 2 listed Barbican Estate, it is on the site of the ancient Roman Wall and one of the original gates to the City, and as such is a location that should be celebrated and used to further the City's cultural offering to residents, City workers and visitors.

The City talks of "Destination City" and the need to increase footfall to the area, but then fails to act to realise its own laudable ambitions. This site is on a crucial pathway from the Elizabeth line station at Barbican/Farringdon to the Barbican, on to St Paul's and then to Tate Modern. Add to this the new Museum of London site in Smithfield and the potential for vibrant new development in Smithfield East, and there is clearly the potential to create an area that will rival and surpass the greatest cities in the world.

Building new blocks of office space is not only a desecration of this hugely significant site, destroying our ability to understand the history of this area of London, but is also an astonishing lost opportunity to create something that will bring lasting financial and cultural stimulus to the City.

Regards,
Barnaby Spurrier

291, Shakespeare Tower
Barbican
London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Richard Tomblin

Address: Flat 160, Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It seems wrong headed to demolish the existing buildings. They are of considerable architectural merit and should I think be listed in line with the rest of the Barbican Estate. The proposed new structures are uninspired, generic and bland. Moreover the demolition/proposed construction is by definition an unimaginative, invasive and polluting use of resource.

There is no argument against repurposing/revamping the existing buildings other than that of maximising revenue for the City at the expense of London's heritage and citizens.

This proposal feels out of time - it is out of step with modern thinking and should be urgently abandoned.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jonathan Mendelow

Address: 508 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I object on the grounds of: destruction of heritage and harm to neighbouring iconic cultural sites; loss of residential amenity, by way of reduced light to the Barbican Estate and increased traffic flow to Thomas More Car Park; excessive mass and scale in proportion to the surroundings and disrespect to the Barbican Estate as a whole; conflict with sustainability and climate change pledges of the City of London.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr David Mackie

Address: 41 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This scheme is hopelessly flawed on multiple grounds-

-demolition runs counter to all current sustainability and climate change policies.

-it will destroy heritage assets and ruin the setting of the Barbican and surrounds so wonderfully created by a more public spirited regime.

-the mass and scale of the proposed scheme disregard the whole concept of the original estate.

-the tower will block views and impoverish the cultural context and that of the proposed Cultural Mile.

-daylight and other residential amenities will be lost to those of us who live, work and have their education here.

-this is 70's style spec building. There is no tenant or plan for the structures to meet a particular need.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Roy Sully

Address: 253 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to the proposals on the following grounds:

1. I do not accept that the existing buildings cannot be repurposed as is evident from the fact that three expressions of interest in repurposing were received in short time when expressions were invited in May 2023. The proposals run contrary to national and local climate action policies.

2. The proposals represent over-development as they will overshadow the barbican estate. Beyond that they will block the north to south view of St Paul's down Aldersgate Street.

3. Where is the evidence of demand for additional offices. I accept there is demand for new space that can be adapted to modern working arrangements but there are already several sites in the City where permission to redevelop has been granted but developers have not implemented the option. Why not? Because they are not prepared to take the risk. The demolition would be speculative and we could end up with the equivalent of a bomb site.

4. The City of London School for girls apparently needs more space. Why not provide that space using the existing buildings, suitably modified. I gather the same goes for the Guildhall School who would be a very appropriate occupant, given that "plan A" was to use the site for a concert hall.

5. Where does all this fit with "Destination City"? One minute the City are saying they wish the square mile to be much more than a commercial space, the next they are saying let us have even more offices when there is a space available that could be put to cultural and recreational use. The original plan for the site was in fact to have concert hall in succession to the museum.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Alison Gowman

Address: Flat 382, Shakespeare Tower Barbican London EC2Y 8NJ London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a Trustee of the Aldersgate Flame - which is a bronze sculpture presently situated at Nettleton Court outside the existing Museum of London entrance.

I have had two meetings with the architects about the proposed new buildings which are the subject of the planning application and the necessary relocation of the Aldersgate Flame. The Flame is site specific to the events of May 24th 1738 when John Wesley had a religious experience at a Bible study meeting in an informal meeting room at or near the current location of the Flame stated to be in Nettleton Court/Aldersgate Street. The Flame has become a pilgrimage destination for worldwide Methodists to visit and for an annual service on May 24th. The sculpture was designed to show a facsimile of the page of John Wesley's diary of that day in lettering large enough to be read collectively by congregation gathered and typically that might number a coachload of some 50 individuals.

The relocation within the development site is acceptable to the Trustees of the Aldersgate Flame if the location is accessible and allows the public gatherings mentioned.

My objections are based on the fact that the Landscape Masterplan Artefacts Strategy wrongly states that the Trustees of the Aldersgate Flame have agreed this siting shown. In a PowerPoint

presentation to me it was shown as indicated (and it seems the best place proposed), but no plans were sent to the Trustees following the presentation and no formal or informal written or verbal approval was given. Further, the plan shows the sculpture resting on the pavement whereas previously it had been raised in a garden area that gave it more prominence and a height that allowed the reading of the text to be facilitated to a wider number of people. Such siting would be preferred. There is reference to the artefact being refurbished and the Trustees would ask and require that the Flame is refurbished and the lettering highlighted to the standard required by the Trustees.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Dr Michael Pike

Address: Flat 111, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a local resident I strongly object to the City's plans for London Wall West including the previous site of the Museum of London for the following reasons:

- 1) It will represent a major environmental impact with huge carbon release.
- 2) It will have major impact on daylight for a very large number of local residents (as well as for the local workforce and the many users of adjacent outdoor spaces and courtyards).
- 3) It will destroy the integrated and inter-dependent aesthetic of an area in which buildings old and new and spaces and vistas have been carefully designed as part of a coherent whole.
- 4) It will impact traffic flow and the adjacent access to essential parking.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Monique Long

Address: 505 Mountjoy House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposal for London Wall West on the grounds of Safety, Sustainability, and Mass, among others.

The sole access via the Thomas More car park ramp for in and out traffic of both the whole of the car park is problematic. The DSP only mentions aspirations, encouragements or assumptions but there is no guarantee that this will work. It presumes 10 to 11 lorries per hour but that is one every six minutes. Added to the normal use, even emergency use, by the Houses it serves, it could become unmanageable. That is a lot of movement on top of having regard to the inevitable problems of additional traffic on Aldersgate Street. There are too many uncertainties.

I have read the DSP and note that it assumes local businesses will share deliveries and that this will reduce prices. Leaving aside the practical difficulties that would involve, such activity having an

impact in the short term is not ensured and almost certainly not in the long term. There is no mention of the reorganising of the road use without the present Museum roundabout.

The proposed demolition of Bastion House and the Museum will go against the City's ambitions in its Climate Action policies. It will result in a huge increase in CO2 emissions. Such a massive development on a site that is not so big will attract large amounts of non-residents using the office and cultural spaces on the doorstep of a residential estate.

Moreover, the view from St Martin-le-Grand is blocked by the size of the 15-story tower, dwarfing every building around it. It is almost as if this Gargantuan development wants to eat up the surrounding area. Not only does this impact light but it is totally out of keeping with the whole Estate. It does not respect the area nor its future.

There are many other objections to the proposal such as heritage and the level of office demand but I shall just mention the most obvious.

From:
To:
Subject: objections and comments to London Wall West scheme
Date: 21 January 2024 16:14:59

THIS IS AN EXTERNAL EMAIL

Dear Local Planning Authority:

I am a Barbican resident, and I have been following with dismay the decision by the City of London to demolish Bastion House and the former Museum of London, and to try to develop the site for new office space.

This proposal is tone deaf and wildly out of touch with reality. In the City of London, large tracts of office space currently sit empty, or are hugely underutilised. Take for example Linklaters, located on Silk street across the street from the Barbican centre. Twelve stories of offices, with only a smattering of workers coming in to use them.

There is no shortage of office space. There is, however, a critical housing shortage in the City of London, and in wider London in general.

We must address the housing crisis, and the only way to do this is to build more homes.

Sadly, the City of London seems to be careening recklessly in the wrong direction. Chris Hayward, the policy chairman for the City of London Corporation, recently stated: "We've never considered ourselves as a residential city. Pepper-potting residential development around the City actually constrains that business growth, that commercial growth, that we want." ("In Central London, A Big Bet on Return to the Office", New York Times 13 December 2023.)

<https://www.nytimes.com/2023/12/13/business/central-london-office-space.html>

This stance is so incredibly short sighted. Any office-only area will be extremely vulnerable to any economic downturn. Dense live/work cities-- places with adequate housing and public amenities, as well as work spaces, are not just nice places to be. They are also more financially robust.

The City of London's current bet: that offices will be in high demand, exceeding pre-pandemic levels -- despite all demographic evidence to the contrary-- is a quite breathtaking financial risk to be taking. If the City of London is wrong, taxpayers will be left holding the bag.

There is another way to approach this. In New York's financial district, local government is changing the playbook, and turning empty offices into housing:

"The financial district's shift offers a road map for, and glimmer of hope about, what could happen in neighborhoods from Lower to Midtown Manhattan that are saddled with a glut of empty offices as companies continue to slash space in the pandemic's wake...Mayor Eric Adams and Governor Kathy Hochul have championed residential conversions as a solution to both the office surplus and another major problem, the city's housing shortage."

("The NYC Neighborhood Where Families Are Filling Up Empty Offices" New York Times, 17 November 2023.

<https://www.nytimes.com/2023/11/17/nyregion/financial-district-office-conversions-housing.html?searchResultPosition=1>)

This is a once-in-a-generation chance to decide how to utilise this publicly owned space at London Wall West. Let's not be shortsighted and waste this opportunity on unneeded office space. We are desperately in need of new housing in the City of London. Let's use this space wisely.

Thank you.

Best wishes,
Sarah Stobbs
Flat 11 Cromwell Tower
Barbican, London
EC2Y 8DD

From:
To:
Subject: London Wall West
Date: 21 January 2024 17:03:43

THIS IS AN EXTERNAL EMAIL

Dear City of London

I am writing to object to the plans you have submitted for the demolition of the Museum of London and Bastion House sites. My objections are so numerous that it is difficult to list them all,, but I will try. I am a Barbican resident and have lived here now for over 20 years.

I am completely surrounded by enormous office blocks, many of which appear to be empty for a good part of the week, I can see no reason for the City of London to be building more office accommodation - other than the desire to extract as much money as possible from this site. This is no reason to ride roughshod over the objections of residents and others who are interested in preserving these buildings because of their architectural importance. Below are some of my objections:

- Sustainability and climate change:

Demolition and new build will unleash tens of thousands of tonnes of embodied carbon. Why haven't serious considerations been given to retaining and re-using the existing buildings? Your current proposal runs directly against national and local climate action policies, including your own City guidelines. It is completely hypocritical to state that the City of London has a climate action policy and then to completely ignore this policy when it comes to making more money.

Mass and Scale:

The Barbican Estate and Barbican South (London Wall) were planned in tandem with open spaces in between. The current plan to build two huge office blocks is completely disproportionate in that the New Bastion House will measure two and a half times the volume of the current building and the current Museum of London more than twice the size. Please explain to me how you can justify these volumes of new built! The amount of disruption this will cause over many years is simply unjustifiable.

Heritage:

Both current buildings are important and which should be retained and adapted. Demolition will not only destroy these heritage assets but cause substantial harm to their neighbours such as the Barbican Estate and gardens, St Giles Church and Terrace, Postman's Park, the City of London School for Girls and St Botolph's - to name a few. These will be dwarfed by the towers and the limited sky, currently available, will shrink significantly. Since I have lived in Gilbert House, the skyline has been filled in by office building after office building and this will be the last straw.

Office Demand:

The City currently has no tenant for this site and there are other locations within the City suitable for major office developments - should such demand even exist.

At the moment there are huge office developments on London Wall (Aldermanbury), the corner of Moorgate and Ropemaker Street and the former BT building at opposite St Paul's station to name a few. Isn't this enough to satisfy the City's need for money? The demolition of the existing buildings is speculative and reckless and driven solely by the desire to maximise financial return. There is a great need for affordable accommodation in London for our frontline staff (NHS workers, teachers, police, etc) and maybe the City could set an example by showing some responsibility and compassion instead of the constant search for more income.

And as we live in the cultural hub, surely the Museum of London site could be re-purposed as an art gallery, music venue, theatre space, conference centre or some sort of space which would add value to this wonderful part of central London instead of two ugly office blocks.

I dread this development - as do many of my neighbours. We have seen so many office blocks built in the last twenty years and now is the time to call a halt in this delightful part of London.

Yours faithfully

Vivien Fowle, 102 Gilbert House, Barbican, EC2Y 8BD.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr David Nesbit

Address: 70 Thomas More House, Barbican, London EC2Y 8BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I OBJECT TO THE ABOVE APPLICATION.

1. UNNECESSARY DESTRUCTION

The application seeks to destroy 2 heritage assets, which, though not presently listed, are an extension of the renowned Barbican Arts Centre and Estate and provide views and association with the area's past history and harmonise with the neighbouring buildings.

2. NO REAL CASE FOR DESTRUCTION PRESENTED

The Policy Committee Chairman has stated that a soft market testing exercise was successful as to the market's interest in reuse schemes. These have not been disclosed - why? (Surely a lack of transparency.)

As the market will be asked to come forward with bids for the site on a redevelopment, reuse or partial reuse basis, how can reuse partially or fully be considered if the present buildings are destroyed?

3. COUNTER TO CLIMATE CHANGE POLICIES

The application runs counter to National Climate Change policies including those of the City of London. Demolition would release unnecessary levels of CO2.

The City of London should be leading the way with this regard.

4. BEST CONSIDERATION

This should be the maximum return financially and culturally for all in the City, residents, commercial interests and their employees, visitors/tourists, students of the City's schools.

Refurbishment and reuse with the changing work practices (WFH) should be taken into account as to future need for office space. There is already much empty and underused office space currently, and much already in the process of being built.

5. PROPOSED BUILDINGS

The proposed buildings are totally out of scale and will be oppressive and disturb the harmony of space, light, and size already established in the surrounding area.

The pictures presented of the open space around the proposed buildings are deceptive and distorted as wide-angled lenses have been used.

5 Monkwell Square
London
EC2Y 5BN

Corporation of London

Planning Department

21 January 2024

Email: PLNComments@cityoflondon.gov.uk ; lpalondonwallwest@cityoflondon.gov.uk

FAO: Gemma Delves

London Wall West - 23/O1304/FULEIA

OBJECTION

I object to this planning application for the reasons detailed below.

This letter also contains a number of reasonable requests that may address aspects of my objection.

1. Omission of Monkwell Square and my property in Social Value Strategy and insufficient community involvement

- 1.1. I welcomed the opportunity to attend 2 public sessions in the Centre for London and to meet with the developer's advisors in December 2023 and January 2024. However, I was surprised and disappointed to note that the Social Value Strategy report¹ makes no reference at all to the residents of Monkwell Square such as myself, which is inconsistent with the Statement of Community Involvement, which acknowledged our status as "community stakeholder".²
- 1.2. My property in Monkwell Square borders the eastern boundary of the development site, and several of my windows face the east elevation of New Bastion House. When comparing the current east elevation to the proposed elevation, it is clear that I am amongst the most directly affected community stakeholders that will be affected by this office development. There is a total of 9 residential properties, including 5 flats that face onto the development, and a further 4 townhouses, which are collectively labelled "Monkwell House" in the planning application and some face even more detriment than me, particularly with respect to the detrimental impact on light.
- 1.3. I have made every effort to engage in the processes at each stage in this process over several years, and found it necessary to write at an earlier stage to the development team about the lack of effective consultation with me Appendix 1 (my letter dated 4 December 2021), and there has been no response to this letter. I do not recall receiving any directly

¹ https://www.planning2.cityoflondon.gov.uk/online-applications/files/58442295C0606D8EF9590EA317FBD194/pdf/23_01304_FULEIA-SOCIAL_VALUE_STRATEGY_REPORT-1482391.pdf

² https://www.planning2.cityoflondon.gov.uk/online-applications/files/AE3A9ED8D9EFECCE1F60C3FF27BA1FA0/pdf/23_01304_FULEIA-STATEMENT_OF_COMMUNITY_INVOLVEMENT-1476340.pdf

addressed correspondence from the applicant about this development site until the generic public consultation letter that was issued in December 2023.

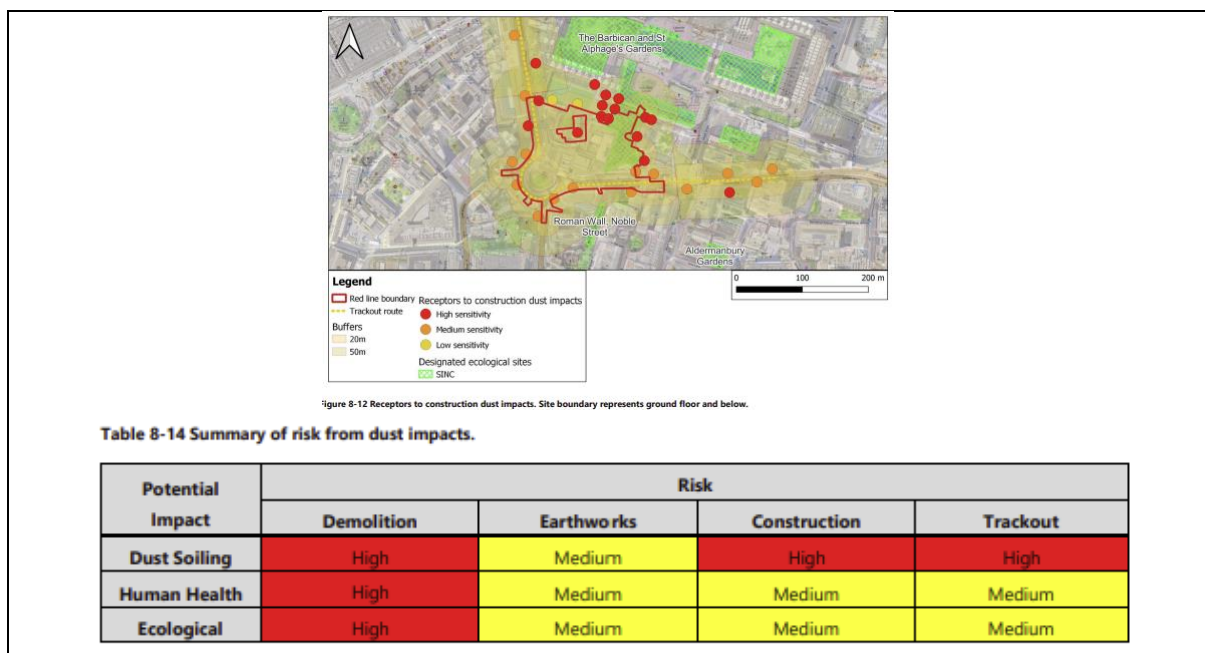
- 1.4. The historical approach that has been taken is therefore insufficient for the purpose intended, and no planning decision can rely on the Statement of Community Involvement or Social Value Strategy documents as evidence of sufficient consultation or effective strategy, because this is not the case.

Request 1: I would like to receive an explanation for why Monkwell Square was omitted entirely from the Social Value report, and for a renewed commitment to engage genuinely and directly with residents in Monkwell Square in future.

2. Adverse effect on air quality and detrimental impact of demolition/construction dust on my home

- 2.1 I am sensitive to air quality and take Asthma medication. I am concerned that there will be a material adverse effect on me and my property from dust and air quality during the demolition and construction phase. Given the proximity of my home to development site, I am a sensitive human receptor to this matter. I note that Monkwell Square is listed in the Air Quality report, part 4, Table 8-11 as a “high” sensitivity receptor, and also that paragraph 8.5.8 references Monkwell Square. The assessment approach at para 8.2.7 in Part 1 of the Air Quality report requires this, given that I live less than 50 metres from the construction site.³

Extract from part 4, Air Quality, page 8-19



³ https://www.planning2.cityoflondon.gov.uk/online-applications/files/4742209F850BF4C643A21CF1753431F8/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_8_-_AIR_QUALITY__PART_1_-1476434.pdf

2.2 I also note in Part 3 of the Air Quality report at 8.3.33⁴ that the Strategic Policy (S1) Healthy and Inclusive City outlines the expectation on developers on how to address air quality within development proposals. The policy states, developers and developments are expected to; “engage with neighbours before and during construction to minimise adverse impacts”, and consider that this will be necessary.

2.3 I think it should be noted that the occupants of the Monkwell Square properties are very concerned about how demolition and construction would have a negative impact on our buildings, so the reference to “the appearance, aesthetics or value of their property would be diminished by soiling” certainly relates to us. I am concerned about construction dust falling on my property and possessions and the risk to health that this represents, as well as to the value of my property.

Extract from Part 4, Air Quality report, paragraph 8.5.8, page 8-19

- There are estimated to be over 100 receptors highly sensitive to dust soiling within 50 m of all construction activities. This includes residential properties within London House and on the Barbican estate, such as Thomas More House, Seddon House and Mountjoy House and Monkwell Square. This also takes into account properties at which the appearance, aesthetics or value of their property would be diminished by soiling, such as events spaces at Ironmongers Hall and Barber Surgeons Hall. Furthermore, it takes into account future receptors introduced by cumulative developments, notably FR1 (defined in chapter XX of the ES), which will involve the conversion of the John Wesley Highwalk Turret (adjacent to the north of the site) into a residential dwelling. The surrounding offices are considered to be of medium sensitivity.

Environmental Statement Volume I: Main Report: Extract: 5

London Wall West at 140 – 150 London Wall

Identified Receptors and their sensitivity

8.4.17 A description of the receptors identified through the baseline review is presented in Table 8-11.

Table 8-11 Identified receptors and their sensitivity

| Receptor | Sensitivity | Justification |
|---|-------------|---|
| Human receptors at sensitive locations that may be impacted by traffic emissions generated by the proposed development. This includes residential properties on the Barbican estate (, London House, Smithfield, Monkwell Square, City of London School for Girls) and future residential receptors introduced by cumulative developments (e.g. The John Wesley Highwalk Turret). | High | The locations of receptors are presented in paragraph 8.6.10. Receptor locations are selected at worst case locations based on their proximity to roads that are predicted to experience an increase in traffic above the IAQM screening threshold presented in Table 8-1. Sensitivity is considered to be high at all locations where the AQO applies, as presented in Table 8-2. At residential properties, the annual average AQO applies. |

2.4 I object to the omission in the Environmental Statement, which fails to list Monkwell Square in the “Summary of Effects” (paragraph 8.5.32 / Table 8-17), and I consider that this is flawed given the earlier reference to sensitivity as high sensitivity receptor. In light of this omission, this aspect of the report cannot be relied upon for decision-making purposes.

Extract from Environment Statement Volume 1, Chapter 8, Table 8.17: 6

Issue: omission of Monkwell Square

⁴ https://www.planning2.cityoflondon.gov.uk/online-applications/files/347389A9C5B2D893941BFD62ECDB6B02/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_8_-_AIR_QUALITY__PART_3_-1476436.pdf

⁵ https://www.planning2.cityoflondon.gov.uk/online-applications/files/434D82B87CCA7B98A0AE2D7CACF9BF/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_8_-_AIR_QUALITY__PART_4_-1476437.pdf

⁶ https://www.planning2.cityoflondon.gov.uk/online-applications/files/A3468069C9DEB514884F15E45699B1A6/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_8_-_AIR_QUALITY__PART_5_-1476438.pdf

Summary of effects

8.5.32 The effects on air quality during construction are presented in Table 8-17. In line with IAQM guidance, the significance of effects of construction dust and PM₁₀ emissions are only considered once mitigation measures are applied. The mitigation measures are considered an inherent part of the proposed development. Therefore, an effect significance pre-mitigation is not provided.

Table 8-17 Summary of effects during demolition and construction

| Receptor | Sensitivity | Description of effect | Magnitude of change / impact | Effect significance |
|--|-------------|--|--|---------------------|
| Surrounding sensitive uses, including residential properties (e.g. London House and Thomas More House), Ironmongers Hall and Barber Surgeons Hall, City of London School for Girls | High | Loss of amenity due to dust deposition. | High risk | N/A |
| Surrounding sensitive uses, including residential properties (e.g. London House and Thomas More House), Ironmongers Hall and Barber Surgeons Hall, City of London School for Girls | High | Impacts on human health due to emission of PM during demolition and construction | High risk | N/A |
| The Barbican and St Alphage's Gardens and Roman Wall, Noble Street SINC's | Medium | Ecological damage due to dust deposition. | High risk | N/A |
| Surrounding existing sensitive uses, including residential properties. | High | Effects on human health due to changes in air quality as a result of vehicle traffic generated by the construction of the proposed development | Moderate Beneficial – Moderate Adverse | Not Significant |

Request 2:

- a) I welcome the commitment on page 8, “Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised”, and request that I am included in these meetings, along with other residents in Monkwell Square.
- b) I would like the air quality analysis to be corrected to refer specifically to Monkwell Square residential properties given that they will be affected by air quality deterioration.
- c) I would like the applicant to commit to contributing to the cost of window cleaning during demolition / construction, and for it to make a legally binding agreement to pay for a full surface clean of the residential parts of Monkwell Square after construction has been completed.

3. Noise disturbance during construction and operational phases

3.1 The analysis shows that I will suffer a loss of residential amenity given the adverse effect of noise during demolition and construction, and no mitigations have been identified. For example, the analysis of the demolition and construction phases, for receptor R05 – which relates to my property – states that there will be a “significant” effect of noise from construction activity, as shown in the extract below.

Extract: Environmental Statement, Volume 1, Main report⁷

⁷ https://www.planning2.cityoflondon.gov.uk/online-applications/files/13716C22594B18E8BEC9332096F5E73D/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_7_-_NOISE_AND_VIBRATION-1476433.pdf

Table 7—8 Noise sensitive receptors

| Receptor ID | Description | Receptors Type | Sensitivity |
|-------------|-------------------------------------|--|-------------|
| R01 | Barbican; Seddon House | Residential | High |
| R02 | Barbican; Thomas More House | Residential | High |
| R03 | Barbican; Mountjoy House | Residential | High |
| R04 | Barbican; Wallside | Residential | High |
| R05 | Monkwell House | Residential | High |
| R06 | 61 St Martin's Le Grand | Residential | High |
| R07 | 1 Little Britain | Residential | High |
| R08 | London House, 172 Aldersgate Street | Residential | High |
| R09 | City of London School for Girls | School | High |
| R10 | St Giles Cripplegate | Church | High |
| R11 | St Botolph-without-Aldersgate | Church | High |
| R12 | Ironmonger's Hall | Venue with ancillary residential & Nursery | High |
| R13 | Barber-Surgeons' Hall | Venue with ancillary residential | High |
| R14 | 125 London Wall | Office | Medium |

3.2 Unless I am mistaken, there is no relevant analysis of the “Entertainment Noise” on me. I note that the plan indicates that a restaurant would occupy the ground floor of New Bastion House, facing east onto my property. I am concerned that there will be operational noise disturbance from this part of the development but there is no analysis in the application of the impact on me.

3.3 I can see clearly in the LWW animation⁸ that there is a high likelihood of operational noise from windows and door openings, will affect residential amenity and will result in overlooking and light-spill onto my property. (e.g. see the video walk through at frames at 4 minutes 12 to 20 seconds). I am also concerned that the operational noise from the Glade will cause a nuisance.

Extract: Environment Statement Volume 1, Chapter 7, Noise & Vibration, Table 7-16⁹

Summary of effects

Table 7—16 Summary of effects during demolition and construction

| Receptor | Sensitivity | Description of effect | Effect level | Effect significance |
|---|-------------|--|-----------------------------------|---|
| Receptors along all road traffic links considered | High/Medium | Noise from construction traffic during the peak year of construction traffic | Below LOAEL (non-adverse) | Not significant; Short/Medium term; Temporary. |
| R07 | High | Noise from construction activities (all) | Below LOAEL (non-adverse) | Not significant; Short/Medium term; Temporary. |
| R01-20 | High/Medium | Noise from construction activities (demolition phase) | Between LOAEL and SOAEL (adverse) | Not significant; Short/Medium term; Temporary. |
| F01 | High | Noise from construction activities (demolition phase) | Above SOAEL (adverse) | Significant; Short/Medium term; Temporary. |
| R01-R02, R04, R06, R09-10, R14-18 | High/Medium | Noise from construction activities (piling phase) | Between LOAEL and SOAEL (adverse) | Not significant; Short/Medium term; Temporary. |
| R03, R05, R08, R11-13, R19-21, F01 | High/Medium | Noise from construction activities (piling phase) | Above SOAEL (adverse) | Significant; Short/Medium term; Temporary. |

⁸ <https://londonwallwest.co.uk/>

⁹ https://www.planning2.cityoflondon.gov.uk/online-applications/files/13716C22594B18E8BEC9332096F5E73D/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_7_-_NOISE_AND_VIBRATION-1476433.pdf

Request 3: I would like further consideration to be made of what can be done to mitigate the noise issues during demolition and construction, and for a complete analysis of operational noise impact to be provided relating to the Monkwell Square residential properties.

4. Light issues, including solar glare, daylight/sunlight, overshadow and light spill

4.1 I note that the Environmental Statement contains direct references and substantive analysis of how the development would result in light detriments to me and other residents of Monkwell Square, given that “Receptor ID: R05”¹⁰ is placed at the locations of my home.

The solar glare is in excess of permitted levels

4.2 The analysis (Environmental Statement paragraphs 13.6.174 – 13.6.80) concluded that there is a risk of solar glare exceeding permitted levels, and no mitigation has been identified at this stage. I therefore object to the application in relation to this matter.

Extract: Environmental Statement

13.6.180 As such, in the professional judgement of the consultant, the incidence of proposed glare arising from the proposed development at this viewpoint is likely to be major adverse and significant. Mitigation of reflected solar glare using measures including the use of non-reflective glass coatings or fritting is commonplace and it is assumed therefore that glare materially above the baseline position will be mitigated as part of detailed design.

Request: I would like details of the mitigations for solar glare to be issued before further decisions are design changes to reduce the adverse impact, with supporting revised analysis of light impact on my property, and for these changes to be specific planning conditions.

Adverse effect on daylight, sunlight, shading: (Please see Appendix 2 and Appendix 3)

4.3 If the development proceeds, I will suffer permanent loss of residential amenity, because I will face the east elevation of “New Bastion House”, which will block out far more of my view of the sky, reduce natural light, eliminate my access to direct sunlight, and cast more shadows over the residential areas than the existing Bastion House, which is elevated on pillars above the Museum block, allowing additional light and direct sun to reach my property. It will increase the surface area of offices to a material extent, resulting in the offices overlooking my bedrooms, living and dining room.

4.4 I have a high sensitivity to the loss of daylight, sunlight and to lightspill and note that the analysis relates to habitable rooms – including living rooms, home office/workspace, kitchen/dining areas. However I do not agree with the criteria to determine the magnitude of change because I think that it is an unreasonable basis for analysis given my sensitivity to the matter. I submitted a series of queries to the LWW team before Christmas, alongside photographic evidence and was grateful for the opportunity to discuss this with the developer’s advisor in January. I think that the photographs (see appendix provide unambiguous evidence that I will suffer a restriction in the views and loss of light if the development proceeds, which results from the fact that the elevation of New Bastion House extends further to north and south than the existing office building.

¹⁰ Environmental Statement Volume 1:7.4.3 Table 7—8 provides a list of the noise sensitive receptors that have been identified

- 4.5 I note that there has been an extensive amount of modelling of this matter concerning my property. For example:
- On the third floor W2,W3,W4 show a 16% reduction in ‘vertical sky component’ and W4 shows a 21% reduction in ‘no skyline’
 - On the fourth floor, W7, 8, 9 and 10 show a reduction in ‘vertical sky component’ of 5%, 8%, 14% and 15% respectively
- 4.6 I am particularly concerned about the adverse effects which emerge from the analysis of my property, specifically window reference W4 on the third floor. I use this room as a living / working space. It is my view that the negative impacts are materially adverse, and the cumulative effects of development is too much to impose in this location and should not be approved.
- 4.7 The extent of detriment is even greater for some of the other flats in Monkwell Square with windows facing west. And at least three of the west facing windows of Monkwell House would face a “large” magnitude impact for vertical sky line¹¹.

Light spill from office and restaurant at new Bastion House: (Please see Appendix 4)

- 4.8 I think that One London Wall is a highly detrimental source of light spill which provides a clear precedent showing that the Corporation of London has failed to manage this harm, and I fear that New Bastion House will make the problem even worse.
- 4.9 I note that the plan indicates that a restaurant would occupy the ground floor of New Bastion House, facing east onto my property, and the Transport assessment states that it will be busy between 6pm and 10pm.¹² I am concerned that there will be light spill (and noise disturbance) from this part of the development but there is no analysis in the application of the impact on me and no details or conditions for operating hours or lighting design which would mitigate this adverse impact.

Request 4: I would like there to be Planning Conditions and Licencing Restrictions to prevent light-spill from all parts of the east façade, not just the office, but also including the proposed restaurant / café which would face my property.

5. Safety risks on London Wall and in the Barber Surgeon Hall garden (see Appendix 5)

- 5.1 I support the removal of a vehicle ramp on the north side of London Wall. However, it seems to me that there are several elements to this application, which, when taken together, indicate a major design flaw in the approach to the section of London Wall on both carriage ways between the proposed car park ramp and the junction with Noble Street, which will have an adverse effect on all modes of travel (motor vehicle, bus, cycle, pedestrian), as well as in the garden and the proposal is not safe. Unless these matters are reviewed, it seems contrary to the Local Plan policies DM 3.3 and DM 3.4.

¹¹ I note that this modelling appears to relate to “1 Monkwell House”, which is part of the commercial estate, but given its direct proximity to Flats 2,3,4,5 and 6, it is quite possible that residential properties face a large negative impact even using the assessors’ criteria.

¹² https://www.planning2.cityoflondon.gov.uk/online-applications/files/2F9710F8DBD9BA0C7BCF790414B1CCF0/pdf/23_01304_FULEIA-ES_VOL_III_-_APPENDIX_6-A_-_TRANSPORT_ASSESSMENT_PART_1_-1476498.pdf, Para 2.3.2. Transport assessment

- 5.2 In the Environmental Statement Volume I: Main Report, Chapter 2, Development Description,¹³ Figure 2-13 Cycle access and exit provides an indicative flow of cyclist cutting across London Wall at the same location as the proposed vehicle filter to access the car park on the re-purposed ramp on the south carriageway, as illustrated in the Transport Assessment, volume III, Appendix 6A, parts 1 (Figure 3.28 and part 2 (Figure 6.23). This suggests that the Healthy Streets Assessment¹⁴ does not provide a reliable basis of assessment, and the risks to safety are understated. And it suggests that the “Road Safety Audit”¹⁵ is incomplete as it has not factored in the risk of a cyclist seeking to cross the road from the north and south when a motorist is using the car park filter at the same location. I also consider it far more likely that most cyclists will use Noble Street as a north-south route, given that it is blocked for motor vehicles by bollards, so the assumed cycle routings do not provide a reliable basis of assessment.
- 5.3 I am also concerned that the proposals in the Transport Assessment: Appendix 6 Part 1,¹⁶ page 21 to incorporate a wheeling-ramp onto the stairs to access the new cycle hub is incompatible with Department for Transport guidance on cycle infrastructure.¹⁷ Even if the design was compliant, I consider it far more likely in reality that cyclists will choose an alternative route with fewer or no steps, e.g. by cycling through Monkwell Square and the Barber Surgeon Hall Gardens. I consider that this will present an unacceptable risk to pedestrian safety at these locations. I am also concerned that the proposed lift up to the City Highwalk will encourage cycling to take place where it is already not permitted.

Request 5:

- a) Revised design improvements to promote greater safety of London Wall and access to the cycle hub, and a revised Road Safety Audit and Healthy Streets Assessment to assess the benefits of these improvements.
- b) For the purposes of safety and amenity, I think that the planning decision should specify that cycling is prohibited in the gardens, as the garden should be for pedestrians only, given that the indicated paths are too narrow for shared use. I suggest that appropriate signage will be required to demarcate the gardens as a pedestrian only space, and/or adoption of the existing City Highwalk Bylaws should be considered.

6. Material delay to the need to improve the condition of the Barber Surgeon’s gardens and deliver biodiversity net gain in (see Appendix 2)

¹³ https://www.planning2.cityoflondon.gov.uk/online-applications/files/0DEBD852A010C12A26561BC0A2A6F95A/pdf/23_01304_FULEIA-ES_VOL_I_-_CHAPTER_2_-_DEVELOPMENT_DESCRIPTION-1476428.pdf

¹⁴ https://www.planning2.cityoflondon.gov.uk/online-applications/files/6D1CA5B5D9FA91E54FB2DEC9FA197F34/pdf/23_01304_FULEIA-ES_VOL_III_-_APPENDIX_6-A_-_TRANSPORT_ASSESSMENT__PART_2_-1476499.pdf

¹⁵ Page 21-30, RSA analysis https://www.planning2.cityoflondon.gov.uk/online-applications/files/DCE41D6C35DF33128F03938DC19D4644/pdf/23_01304_FULEIA-ES_VOL_III_-_APPENDIX_6-A_-_TRANSPORT_ASSESSMENT__PART_9_-1476517.pdf

¹⁶ https://www.planning2.cityoflondon.gov.uk/online-applications/files/2F9710F8DBD9BA0C7BCF790414B1CCF0/pdf/23_01304_FULEIA-ES_VOL_III_-_APPENDIX_6-A_-_TRANSPORT_ASSESSMENT__PART_1_-1476498.pdf

¹⁷ <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

- 6.1 According to the Environmental Statement (non-technical summary, Table 2-1 page 9) the landscaping would be the final stage of the project, timed for November 2033, I am concerned that there will be a long period of neglect. It also suggests that the August 2023 consultation¹⁸ on this same site had no purpose, which in turn undermines participation in such engagement.
- 6.2 I think that there is currently insufficient provision for hedgerow enhancements on the eastern boundary in the Barber Surgeon Hall garden (page 56, Landscape Masterplan, Barber-Surgeons Hall Garden¹⁹, and there is a missed opportunity to improve biodiversity along the linear boundary with the Alban Gate Estate.
- 6.3 I do not understand why there is an extra branch of the footpath with no destination in the south east corner of the gardens (Path running east from point 5 on the Design, Access Statement, Appendix 1, Part 2, page 30)²⁰, and I am concerned that this will lead to further damage to the eastern boundary given that pedestrians routinely force their way through the hedges, and will be a security risk to my property, as well as removing area habitat, undermining biodiversity. It is also not safe for access to the gardens, given that the pathway in front of my property is some 60cm above the garden level.

Request 6 : removal of the surplus path, and a substantive proposal to improve the biodiversity on the eastern boundary, e.g. through improved hedgerow along the east boundary to the new entrance next to the Barber Surgeons Hall.

7. Loss of residential amenity for this residential area

- 7.1 The scheme represents too great a loss of residential amenity to me as a local resident, and is not consistent with the adopted Local Plan 2015,²¹ including Policy DM 21.3 – ‘residential environment’, and is in tension with the City Plan 2036 designation of the location as a residential area (see figure 4 on page 26 of the City plan).²²
- 7.2 I am concerned that the proposed removal of the rotunda will harm residential amenity given that it will be much more difficult for tradespeople, couriers and residents to access Monkwell Square and Wood Street North from the east of London, which is the main origin of traffic. There is a complete ambiguity about what alternative routes will remain feasible because the relevant documents are meaningless given that the maps have been presented in “mirror image”.

8. Lack of sensitivity to the special character of the area due to excessive size

- 8.1 The new elevation is an unattractive cliff of excessive size. The east elevation of the building does not represent sensitive change, and is therefore inconsistent with the City’s Strategic Policy S23: Smithfield and Barbican²³, which states that The City Corporation will improve the

¹⁸ <https://news.cityoflondon.gov.uk/have-your-say-on-improvements-to-barber-surgeons-gardens/>

¹⁹ https://www.planning2.cityoflondon.gov.uk/online-applications/files/09FBB0959070DA94BA04F93CF7CD7153/pdf/23_01304_FULEIA-DESIGN__ACCESS_STATEMENT_-_APPENDIX_1__PART_3_-1476408.pdf

²⁰

https://www.planning2.cityoflondon.gov.uk/online-applications/files/4ABA9741E8B22B3AFB5527009CF6F9CD/pdf/23_01304_FULEIA-DESIGN__ACCESS_STATEMENT_-_APPENDIX_1__PART_2_-1476407.pdf

²¹ <https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

²² <https://www.cityoflondon.gov.uk/assets/Services-Environment/cityplan-2036-march-2021.pdf>

²³ <https://www.cityoflondon.gov.uk/assets/Services-Environment/cityplan-2036-march-2021.pdf>

Smithfield and Barbican area by enhancing the special character of the area through sensitive change. I think it would be preferable for the existing buildings, including Bastion House and the Museum of London were to be refurbished and maintained better, instead of being destroyed. This would preserve an important part of the City's heritage and avoid the harmful impact of demolition and reconstruction, and be more respectful of the historical and cultural potential of the site.

9. The application for three offices is not consistent with policy to protect a residential environment

9.1 According to the environmental Statement (volume 1, chapter 2, Tables 2.1,2.3,2.4), the gross internal area of the three office blocks is 55,981 sqm, which is 332% (ie more than triple) the existing gross internal area of Bastion House, which represents less than half of the current gross internal area of the site.²⁴ This significant expansion of office accommodation and reduction cultural and amenity usage looks to me like over-development of a speculative nature.

9.2 I live in at the southern end of the Ward of Cripplegate, which borders the development site in the neighbouring Ward of Aldersgate, directly to the west of my home. According to the Corporation of London's 2015 Local Plan, Policy DM 21.3, Figure X,²⁵ Barbican, Golden Lane and Smithfield are residential areas. According to the City of London election results for Cripplegate on 2 November 2023, the number of registered voters was 2,222.²⁶ According to the ONS²⁷, residential the population of the City of London in 2020 was 10,938 and Cripplegate and Aldersgate have the first and second highest number of residents, and when combined with the Wards of Farringdon Within and Farringdon without, which are also adjacent to the LWW site, these 4 wards together represent around 69% of the total residential population of the City. This part of the City of London shares boundaries with the wards of Clerkenwell and Bunhill in Islington, which have significant residential populations of 13,820 and 20,344 respectively.²⁸

9.3 I do consider that the application is incompatible with Policy DM 21.3, which states that "The amenity of existing residents within identified residential areas will be protected", given that the application fails to avoid or identify suitable mitigation with respect to residential amenity, would cause undue noise disturbance, vehicle and pedestrian movements are likely to cause disturbance; is not designed to avoid overlooking and does seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation. The cumulative impact of individual developments on the amenity of existing residents has been ignored, and the imposition of a large office block will serve to isolate, rather than integrate adjacent residential populations around the site.

²⁴ The Environment Statement indicates that Bastion House is 16,887 of 34,259 sq.m (table 2.1)

²⁵ <https://www.cityoflondon.gov.uk/assets/Services-Environment/planning-local-plan-adopted-2015.pdf>

²⁶ <https://www.cityoflondon.gov.uk/about-us/voting-elections/elections-results>

²⁷

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/wardlevelmidyearpopulationestimatesexperimental>

²⁸

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/wardlevelmidyearpopulationestimatesexperimental>

In summary, I look forward to confirmation that my requests will be accepted prior to the planning committee deliberations.

Yours sincerely,

Matthew Rees

Attachments / supporting appendices

Appendix 1: letter dated 4 December 2021

Appendix 2: sunlight images – loss of sunlight

Appendix 3: view angles – loss of sky views

Appendix 4: ground floor restaurant – light spill issue

Appendix 5: transport and garden slide pack

Appendix 1: 4 December 2021 correspondence about inadequate consultation

5 Monkwell Square
London
EC2Y 5BN

LondonWallWest@barbican.org.uk

4 December 2021

Dear Sir/Madam,

London Wall West

Thank you for the opportunity to attend the public exhibition today.

In my opinion, the website and the public exhibition falls far short of applicable criteria for public consultations.¹ The website fails to present images presented in the public exhibition, and the summary of feedback fails to record existing objections to over-development that will have a negative impact on local residents such as me.

I also felt compelled to leave the venue before I had finished inspecting the images or my questions had been answered because the room was too small for the number of people present, causing me anxiety about my potential exposure to Covid-19. I do not think that you have provided a safe environment for visitors.

Specific comments.

1. I do not agree with the statement of current limitations on your website, and such limitations that may exist could be rectified at minimal cost, and do not justify the indicative scheme.
2. I am concerned that the site will affect my Rights to Light. The persistent refusal to specify the intended building volumes of the new structures relative to the existing ones is unreasonable and convinces me that you intend to impose severe detriment upon me. I asked how much further the buildings will project to the north and south in particular, but this information is being withheld. Based on the images, I think that the plans are not acceptable because they will eliminate the direct sunlight that I enjoy presently.
3. In my view, the scheme is completely incompatible with the planning application for an Amazon depot in the London Wall Car Park (21/00419/FULL). The persistent failure to link these 2 potential projects represents gross maladministration on behalf of the Corporation of London. I oppose the Amazon application, and my objections are in the public domain.
4. The vague statements about public realm and community space are worrying. I am very concerned about how safety, security and cleanliness will be assured, and am worried that there will be more noise and disturbance during the week, weekends and evenings. I do not consider that there has been adequate consideration of residents' interests at this stage.
5. There was no reference to how the plans are compatible with the City of London's Climate Action Strategy. Specifically the demolition of existing structures and construction of new ones appears to incompatible with these intentions.

Kind regards,

Matthew Rees

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/100807/file47158.pdf

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square, London EC2Y 5BN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Please refer to my letter dated 21 January 2024 which contains 10 pages and 5 appendices all of which form part of my submission

From:
To:
Subject: 23/01304/FULEIA - objection
Date: 21 January 2024 20:59:19

THIS IS AN EXTERNAL EMAIL

From: Miss Jane Northcote
162 Cromwell Tower, Barbican, EC2Y 8DD

Re: Planning application 23/01304/FULEIA

I object to this planning application on the following grounds:

1. Sustainability and Climate Change.

This demolition is directly contrary to the City of London's own avowed policy of "retrofit first". This policy has been stated numerous times by Chris Hayward, Chair of the Policy and Resources committee. See for example: City AM, 27th November 2023, where Mr Hayward writes that *"Our advice sets out how planning applicants should consider ways ensure that carbon emissions are reduced as much as possible. This approach promotes the re-use and retrofit of existing buildings, instead of demolition and redevelopment."* This is what he says. But this planning application by the City is contrary to this advice and City policy. It proposes demolition and rebuild, which will increase, rather than reduce, carbon emissions. This demolition of perfectly useable buildings makes a nonsense of Mr Hayward's statements. It is not sustainable, and contributes to climate change.

I know that the buildings are useable because the sister building to Bastion House, "City Tower" just up the road, has been refitted and is in active use with no demolition plans. The Museum of London is also useable, since its construction methods are as those used for the adjacent Barbican Estate, which is also standing and not under threat of imminent demolition.

2. Heritage.

Both of these buildings are outstanding examples of work by world-class architects. Students and visitors come from across the world to appreciate and photograph them. They are part of the heritage of this area. The highwalks which envelop both these buildings are an integral part of the design of the Barbican Estate. Demolition of these buildings destroys these iconic walkways. It will no longer be possible to walk around the perimeter of the Barbican at podium level. A significant part of the original architect's original design concept is thus corrupted and destroyed.

3. Residential Amenity

The proposed enormous buildings will overshadow the adjacent residential flats and communal gardens. They will block the sunlight from play areas and walkways. Office workers in these proposed new buildings will look into residents' flats from their windows and roof terraces. The proposed development is an intrusion into this residential area and will severely diminish residential amenity.



וועד להצלת בתי עלמין באירופה

The Committee for the Preservation
of
Jewish Cemeteries in Europe



140 Kyverdale Rd, London N16 6PU | email: cpjcevaad@gmail.com

USA Office: 90 Parklane, Monsey, N.Y. 10952 | email: moshe@heritageabroad.com

Rabbinical board:

Rabbi E. Schlesinger

Rabbi Y. Padwa

Rabbi A. D. Dunner

Rabbi Z. Feldman

Rabbi S. Low

Rabbi B. Z. Bloom

Rabbi H. Gluck

To- Ms Gemma Delves
Environment Department
City of London Corporation
Date- 15/01/2024

Planning Application Consultation: 23/01304/FULEIA, 23/01277/LBC, and 23/01276/LBC

Site of the Ancient Medieval Jewish Cemetery of The Jews of Medieval London and England-Opened in Year 1066 and Closed in Year 1290 Upon all of English Jewry having been Expelled by the then Crown with all Jewish Owned Land, Assets, Money and Synagogues throughout the Kingdom having been Seized by Force.

Patron:

Rabbi B. Z.

Freshwater

Dear Ms Delves

Sent by Email

Thank you for consulting us concerning the above.

The background to this important matter, which pertains to the second oldest known Jewish Cemetery in all of Europe is that we at CPJCE have in fact had a number of face-to-face meetings with yourselves encompassing this issue.

It must be said at this point that although there are certain factors where we were able to reach agreements with all parties, their remain outstanding differences.

Parties have already been sent MOLA's 7-page Report dated 03/03/2023 entitled-London Wall West-The Jewish Cemetery.

CPJCE however in consultation with other partner groups as well as having looked through our own archives, asked our own Honorary Archivist to prepare our own report concerning the same. This 12 page Report Entitled-Cripplegate Medieval Jewish Cemetery-City of London-dated 27/03/2023 was also sent out to all parties concerned. Our Report was well received by many academics and Historic England found it of great interest.

One of the results of the above was that there remained and still remain clear disagreements between CPJCE and MOLA over many of the Historical factors that concern themselves with this Medieval Jewish Cemetery containing the hallowed remains of members of Britain's oldest religious Minority Community. It must be clearly pointed out that these differences are not merely academic in nature but importantly pertain to the present development proposals here, We again here feel it is prudent for all concerned that we attach here both of the Reports spoken of and we

respectfully request that Ms Delves as the appointed Planning Officer as well as both the City of London Corporation Senior Planning Engineer together with the City of London Corporation Senior Planning Surveyor kindly acquaint themselves with both reports so as to gain a thorough understanding of what the above remaining differences and points of disagreements are.

The Present Consultation

In order to simplify matters we attach 2 pictures of the immediate area of concern which are taken from your own Plans.

We now comment as follows.

1. There must be no digging in and throughout the area you label within your picture attached named The Barbers Surgeons Hall Garden
2. We have serious concerns over the apparent proposal as set out within your picture for the placing of pathways within the area referred to as The Barbers Surgeons Hall Garden. We propose that this matter should be further discussed with us in more detail, as should any proposal for the building of staircases within this area.
3. As by law this entire area will be fenced off as a designated and active Building Site during proposed construction, CPJCE would insist that its own experts and Rabbis be allowed to carry out unannounced periodical inspections on site to underscore the keeping of all and any agreements made between all Parties concerned and ourselves.
4. With regard to the basement level of Bastion House: no works which encroach on sub existing structure base level are to be carried without a CPJCE Supervisor and preferably also in the presence of an archaeologist to ensure that no graves or human remains/ remnants of previous constructions are disturbed.
5. **That strictly prior** to the commencement of any works, official recognition of this Medieval Cemetery of the Jews of London and England by City of London Corporation is given in the form of **the placing of a Monument**, the design and structure of which has already been suggested by J-Trails but yet to be finally agreed upon in conjunction with ourselves at CPJCE.
6. That due to the sensitivity and complexity of the site, CPJCE requests a further on-site meeting with The Senior Planning Engineer. It is hoped that the proposed meeting will enable the Parties to successfully iron out any difficulties by way of mutual trust and agreement.
7. That the Developers recognize CPJCE as having the status of an “Adjoining Owner” as defined within The Party Wall Act in so far as they will agree to serve notice, appoint a surveyor and seek initial approval for all and any relevant construction proposals to CPJCE, and that both prior to and/ or during construction they agree to fully disclose any variations to such proposals through their Party Wall Surveyor and obtain written approval from CPJCE.
8. That it is agreed between the Parties that the Developers work together with CPJCE in assuring that the Annual Pilgrimage to the site by members of the UK Jewish Community which is held on the Hebrew Calendar date of the murder of the Senior Rabbi of Medieval London Rabbi Jacob of Orleans be accommodated in a safe manner, and that the Pilgrims within those 24 hours be allowed to conduct their Annual Memorial Prayer Service at the site as well as their lighting of the memorial candles at the site as has been their custom and practice for decades.

Yours Sincerely



Rabbi Y Schlesinger
Chairman of the Rabbinical Board
Committee for the Preservation of Jewish Cemeteries in Europe-(CPJCE)
140 Kyverdale Road
London N16 6PU-UK
E-Mail: cpjcevaad@gmail.com
Registered Charity Number 1073225



Rabbi H. Gluck OBE-(CPJCE)

Jewish Cemeteries in Jewish Law

In Jewish law a Jewish Cemetery possesses an even greater sanctity and holiness than that of a synagogue. In Judaism once a grave is sealed closed it may never be opened, tampered or interfered with in any way, this includes for Archaeological purposes.

Any tampering or interference in any way with a Jewish Grave or Cemetery is considered the worst form of Sacrilege possible in the Jewish religion. For this amongst other reasons the vast majority of Jewish Cemeteries are situated on privately owned land where land has been specifically purchased by members of the Jewish Community to be set aside for Jewish Burials. This has been the case since ancient times. It is because Jewish Cemeteries are completely privately owned and funded that you will find that Burial Fees amongst the Jewish Community are significantly higher than those of Government or Local Council run Cemeteries. In Jewish law graves within a Jewish Cemetery are bought for perpetuity. Furthermore, in Jewish Law no part of a Cemetery may be used for anything other than Burials. As in Jewish Law, as said above, a Jewish Cemetery possesses an even greater sanctity and holiness than that of a synagogue, Judaism requires the utmost respect and behaviour when visiting a Cemetery.

Perhaps most importantly, in Jewish Law a Jewish Cemetery always remains a Cemetery. The fact that it may no longer have any memorial stones on it, or its Cemetery Walls are no longer extant, or buildings have been wrongly built over it or over part of it is utterly irrelevant. All of the above religious laws and requirements still apply in full. The passage of time, even extensive periods of time, does nothing to change this at all.

About Us

The Committee for the Preservation of Jewish Cemeteries in Europe was set up around 30 years ago. Its Head Office is in London UK.

The Committee was set up at the request of Holocaust Survivors to deal with all and any issues concerning Jewish Cemeteries and specifically with their preservation.

Primarily the Committee deals with European Jewish Cemeteries that after the Holocaust of European Jewry during WW2 were left with nobody alive to take care of them. These Jewish Cemeteries number in their thousands (around 10,000) and span across many countries. We are also charged with the preservation of the thousands of Mass Pits-Sites of Execution of our murdered

brethren carried out by the Nazi Regime that exist across what was Nazi Occupied Europe during WW2.

We also deal extensively with Jewish Cemeteries located in the UK, with particular interest in Historic and closed Jewish Cemeteries.

We are the only such Committee in Europe and are completely independent of any other Jewish organization or Synagogue Body. We have a Sub Committee of Rabbinical Experts on Jewish Burial Law and advise at both National and Local Government Level both here in the UK and across Europe on all issues concerning Jewish Burial Law and Jewish Cemeteries.

We are proud to have also worked over a period of many years with both colleagues at the Council of Europe (of which the United Kingdom is still a full member) and with the European Union. Indeed, our committee was instrumental in helping to draft and pass Council of Europe Resolutions 1883 (2012) and 379 (2015) which deal with the protection of Jewish cemeteries throughout Europe by Regional and Local Authorities. You may find copies of these Council of Europe Resolutions online. CPJCE is also regarded by Historic England as; "A key National organization to engage in any (Jewish Cemetery) Heritage Programmes"- See Jewish Burial Grounds- Understanding Values- Historic England with Barker Langham.



וועד להצלת בתי עלמין באירופה

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Rabbi H. Gluck

Patron:

Rabbi B. Z.

Freshwater

Cripplegate Medieval Jewish Cemetery-City of London

Date- 27/03/2023

To whom it may concern,

I have been sent a Report signed by Mr David Divers of MOLA that concerns itself with the above.

As the Honorary Archivist for The Committee for the Preservation of Jewish Cemeteries in Europe-CPJCE, I have been asked by my colleagues within CPJCE to look over the Report and provide some of my own observations to the points raised therein.

The Cemetery

The MOLA Report that I have been asked to comment on seems to me to raise 5 questions. It appears to me that these are;

- 1.The actual Age of this Cemetery.**
- 2. The continuous placing, over a period of many centuries of buildings over the cemetery.**
- 3. The assumption that upon the late Archaeologist W. F Grimes having found 7 graves within the Cemetery that were empty, that the Cemetery may have been desecrated.**
- 4. That in strict contravention of Jewish Law the JHSE- Jewish Historical Society of England did in 1947/48 "partially fund" this specific part of Grimes Excavation of a small portion of this Cemetery.**
- 5. The Mapping of the boundaries' and therefore the size of the Cemetery**

1.The Age of the Cemetery

The MOLA report states that the Cemetery; "Dates back to at least the 12th Century".

Multiple statements throughout Jewish Law require, that upon a newly established Jewish Community being set up, that the first priority for that community is to establish a place for burial. This in Jewish Law takes precedence even over the building of a Synagogue. This stems from the fact that in Jewish Law the deceased must be buried as soon as possible after death, and that the burial must not be delayed even

even for one night. - see **Talmud-Sanhedrin Chapter 6 and Maimonides- The Book of Commandments-Positive Commandment 231.**

The great 12th Century Historian of England William of Malmesbury- see **Gesta Rerum Anglorum," ed. Duffy, p. 500** records that William the Conqueror brought Jews from Rouen -France to England in about the year 1070.- See also **Jacobs J.-1889.** Prior to this period there is no evidence of any Jewish presence in England. As noted by Jacobs- "The Conquerors' objective can easily be guessed. From Domesday it is clear that his policy was to get the feudal dues paid to the royal treasury in coin rather than in kind, and for this purpose it was necessary to have a body of men scattered through the country that would supply quantities of coin".

Additional details and Primary Sources can be found in **Normal Golb, *The Jews in Medieval Normandy: A Social and Intellectual History (1998) pp.112-13.*** According to Golb; "soon after 1066 Jews of the capital [Rouen] were transferred to England, apparently by William's order. William of Malmesbury relates this fact in one version of his monarchic history, explaining that "the Jews who lived in London, whom [William Rufus's] father had brought from Rouen, approached Rufus on a certain solemn occasion, bringing him gifts."

Perhaps the greatest authority on the Jews of Rouen that William the Conqueror brought to England was the Orientalist Isaac Broyde-1867-1922. Broyde a keen Historian, had studied at the Sorbonne in Paris and had a particular interest in medieval French Jewry and old Jewish Manuscripts of which the National Library of France founded in 1354 in Paris had a selection of French -Jewish documents and Manuscripts which was one of the largest in the world.. In 1895 Broyde was appointed the official librarian of the Alliance Israelite Universelle in Paris. This library also contained a colossal number of old Jewish- French Manuscripts of which Broyde, as official Librarian, had unfettered access to. Broyde regularly contributed articles to the Revue des etudes Juives. This Journal often printed articles concerning the history of French Jewry of which Broyde had a lifelong fascination.

Later in life Broyde emigrated to New York and Joined the Editorial Staff of the Jewish Encyclopedia.

It was whilst in New York, later in his life that he was asked to write a short article for the Jewish Encyclopedia on the Jews of Rouen-France. In this article Broyde states; "In 1066 numerous Jews of Rouen emigrated to England having been induced to settle there by William the Conqueror".

The Mortality Rate outside of the Aristocracy in Medieval England was very high and at that time in Europe one third of Children died in their first year-see **Jonker MA. Estimation of life expectancy in the Middle Ages.**

Furthermore, Church Law at that time expressly forbade the burial of a Jew in a Christian Burial Ground.

An additional point to note here is that there is no evidence whatsoever that other than this Cripplegate Jewish Medieval Cemetery of London, that there ever existed any other Jewish Burial Ground for the Medieval Jewish Community of London.

What can be established from all of the above is the following. That the Jews of Rouen whom William the Conqueror brought to England lived in London. That Jewish Law requires that upon death the deceased is buried as soon as possible with a strict proviso that this time period not exceed a day, ie overnight as above. That in Jewish Law the establishing of a place for burial takes precedence even over the establishing of a Synagogue. That the Jews whom William the Conqueror brought to London were brought here in the year 1066 and that those Jews were numerous in

number. They were brought here as they were wealthy and had use as such for William the Conquerors Economic Plans for England and as such buying a piece of land to be set aside as a Jewish Cemetery in London was well within their financial capacity. That due to a high mortality rate, particularly among children, burial facilities would have been needed very soon after their arrival in London. That both Jewish Law and Church Law expressly forbade the burying of a Jew in a Christian Burial Ground. That there is no evidence whatsoever that other than this Cripplegate Jewish Medieval Cemetery of London, that there ever existed any other Jewish Burial Ground for the Medieval Jewish Community of London

My Conclusion therefore, when taking all of the above into consideration is that the Cripplegate Medieval Jewish Cemetery of London was bought by the Jews of London and was functioning as a Jewish Cemetery in the year 1066.

As such I conclude that MOLAs statement in their Report that this Cemetery “dates back to at least the 12th Century” has no valid historical basis and indeed is factually wrong. The Cemetery dates back to just past the mid-11th Century.

This point is not merely academic in exercise but is very important in establishing the fact that this Jewish Cemetery, when compared to other medieval Jewish Cemeteries of major European Cities/Towns was particularly large in size. It functioned as a Jewish Cemetery from year 1066 right up until the collective expulsion of all of English and Welsh Jewry in 1290. Subtracting 34 years from its two hundred- and twenty-four-year existence as the fully functioning Medieval Jewish Cemetery of London may be seen by some, even if unintended, as an effort to seek to diminish the number of burials carried out within its grounds and therefore to diminish it in both burial capacity and therefore physical size.

2. The continuous placing, over a period of many centuries, of buildings over parts of this cemetery.

The above issue is one that this Committee-CPJCE has dealt with almost continually throughout its existence.

The placing of buildings over part of an older Jewish Cemetery, has, unless clearly shown otherwise, little relevance to the continued protection of the site. This is because what is necessary to determine is whether there is a high probability that, in the main, most of the burials/graves within the said Jewish Cemetery remain in situ despite the continuous placing of houses/buildings over the site. It is therefore not the buildings we are particularly interested in, but rather the foundations of those buildings and in particular their depths. (I note that in MOLAs letter to CPJCE, the Maps they provide up until and including the 1553 Map would appear to concur with Honeybourne’s finding based on Stow in his famous survey- 1603, ie that-“ The bulk of the Cemetery was still open in Stows time”).

The building foundations of Residential Houses within the specific area concerned from 1600 until the late 1800s were particularly shallow. Indeed, it wasn’t until the 1870s that the Government first began to regulate the depth of Building Foundations.

The London County Council was created in 1889, and sponsored the **London Building Act of 1894** which amended the rules relating to foundations and the thickness of external and party walls. By today's standards the foundations the then new regulations created seem very shallow; in fact, many text books from the time suggest that foundations should never be less than “12 inches (300mm)” deep. These standards were generally higher than those adopted by provincial towns and cities.

During the 1920s and 1930s building foundations remained much the same. Text books from the 1930s suggest that in clay soils, foundations should be "3 feet deep (900mm)". London Building Acts and Model Bye-laws introduced a number of minor amendments. - **(see further-Evolution of Building Elements- University of West England)**.

The argument that from 1600 onwards the houses or smaller buildings in the area that concern us were all built with deep underground cellars or basements is a myth. Whilst some of the housing and smaller buildings in the area of this cemetery were built with cellars, this was not always the case and for a very obvious reason. To build a real underground cellar would have required the builder to firstly dig without the aid of today's heavy building machinery. This task was difficult, particularly if building in the winter when the clay was (and is still) hardened. All of the clay that was dug up then had to be removed and transported, often for long distances to be dumped. The main problem here of course was cost. The workers who were to dig these deep foundations had to be paid and it could take many weeks to dig such deep foundations. Then transporting the dug-out clay to a place where it could be deposited was also both expensive and very time consuming.

What often happened was that cellars in this specific area of London were built at street level or just below it, with steps then constructed that led to the front door of the building. This method of building thus had the advantage of being far cheaper to construct, and also allowed some air and light to penetrate into "the Cellar".

Honeybourne notes in her survey-(see MOLAs letter to CPJCE) that the graves that were located by W. F Grimes in 1948/49 were in fact 9 Feet down from street level. As to why the Medieval Jews of London would have felt it necessary to dig graves to such a depth, especially during the 13th Century when both Norman and Plantagenet era non-Jewish graves were dug to just below 3 Feet, becomes clearer when one considers that the ransacking of Jewish Cemeteries had become so common place in 12th Century Europe that in 1199 Pope Innocent the Third issued a proclamation regarding the Jews of Europe and stated that people were," to prevent the baseness and avarice of wicked men we forbid anyone to deface or damage their cemeteries or to extort money from them by threatening to exhume the bodies of their dead"- **see -Thatcher-O.- A Sourcebook for Medieval History -1905**. The matter does not end there, For In 1215 the barons opposing King John sacked the Jewish quarter and used the tombstones of the Jewish cemetery of London to repair Ludgate (**Stow, "Survey of London," ed. Thoms, p. 15**). Suffice to say that we have documented other Medieval Jewish Cemeteries such as the Medieval Jewish Cemetery of 13th Century Toledo in Spain where all of the graves were located at a minimum depth of 9 Feet deep but many were actually deeper than this. It must be clearly pointed out here that the Toledo Medieval Jewish Cemetery was first located during works carried out under a school and the Archaeologists that were brought in failed initially to contact the Jewish Community. Once the Jewish Community was alerted to the fact that Jewish graves had been disturbed, which is most strictly prohibited in Jewish Law, all archaeological excavation was immediately halted.

Taking all of the above into consideration I see no reason at all why all of the graves that are today under open ground anywhere within the original boundaries of the Medieval City of London Jewish Cemetery should not still be there. (I accept that the graves that were located within the cemetery grounds during the building up of the area in the 1960s/70s have for the most part had all of their human remains removed, as the building foundations dug at that time in and around the Barbican were for the most part very deep).

As to why it was that in all of the deep building foundations dug in and around the Barbican and beyond during the putting up of new buildings during the 1960s/1970s on areas that are located within the Medieval Jewish Cemetery of London, that not a single piece or fragment of a human

remain found has ever been returned to the Jewish Community for reburial in a Consecrated Jewish Cemetery is an enduring mystery and one that has never sat at all well with the Jewish Community in this country or elsewhere. It is beyond the remit of this report that I write as the Honorary Archivist at CPJCE to go into this specific matter in greater detail. Suffice to say that this specific issue deserves far more scrutiny.

3. The assumption that upon the late W. F Grimes having found 7 graves within the Cemetery that were empty, that the Cemetery may have been desecrated.

During The Blitz carried out by the German Airforce on London during WW2, the City of London was heavily bombed in 1940 for 57 nights in a row. This, and further German Air Force bombing raids during WW2 on the City of London reduced the Square Mile and its surrounding area to rubble. At the end of WW2, it was felt that if there was ever a time to carry out a full Archaeological study of the entire area, then this was it. The task facing The Excavation Council was vast. There were 103 acres available for Archaeological research in total, and although due to the high level of projected costs for the entire project the Excavations were tailored down, the project was vast. -**See Further-Archaeology after the Blitz by Gustave Milne.**

W.F Grimes, in the 1960s began cataloguing and putting his findings concerning the above project into words. This consisted of multiple volumes of which only one has been published to date. Even this one volume is large and goes into many pages. Of this, Grimes gives only 2 pages to the issue at hand, namely the Medieval Jewish Cemetery. Grimes states that 7 Graves were opened and that no human remains were found in these 7 graves, although human remains were located at what would have been other areas of the Medieval Jewish Cemetery-**See further Honeybourne.**

These findings, (or lack of them), have created over time a long list of theories, with, as Honeybourne writes in her notes, Roth. C. - going as far as saying that the Jews of London may have carried all of the bones and remains from the cemetery out with them at the time of expulsion and into exile. For the reasons I write below, Roth's theory has no basis whatsoever and is entirely wrong.

In looking at the number of burials that would have taken place at this Cemetery during its Two Hundred- and Thirty-Four-year existence we find the following;

1. That besides the Medieval London Jewish Community, which throughout the time period Jews lived in Medieval England was always the largest in number, no Jewish Community in Medieval England was allowed to have a Jewish Cemetery until 1177-**see Benedict of Peterborough's Chronicle-1169- 1192.** This meant that for over a hundred years , all Jews, wherever they resided in England, had to bring their dead to this London Cripplegate Cemetery for burial.

2. That there were a number of documented massacres of the Jews in London in Medieval times.

On the 3rd of September 1189 at least 30 Jews were massacred just outside of Westminster Abbey during the Coronation of King Richard the Lionheart. Included in this number was the greatest Rabbinical Sage in England at that time Rabbi Jacob of Orleans. (Rabbi Jacob of Orleans writings in Jewish law are still very much studied even today by students of the Talmud wherein Rabbi Jacob's 'Commentaries are today printed in every edition). On Palm Sunday 1263 festivities in London turned into a riot during which 400 Jews were murdered- **see-. The King's Jews: Money, Massacre and Exodus in Medieval England, by Robin R Mundill.** The following year a massacre took place in the city when a further one thousand five hundred Jews were massacred- **see Marks K. A Brief**

Summary of Anglo Jewry Chap.2-2010. The new partially published records of “**The Jews of the Tower**” (published by Historic Royal Palaces) inform us that in 1267, during a baronial attack upon the city, many Jews hid in the Tower and were even given a section of the wall to defend. Eleven years later in 1277, 600 Jews were then held prisoner in the same castle that they had helped to protect. The Jews, in the main by this time, had been banned from lending money on interest and had been barred from most professions- **see- the Statute of Jewry- 1275**. Some, it seems, had resorted to the capital offence of Coin Clipping in order to avoid starvation. The Towers Records inform us that in the year 1282 alone, 293 Jews were executed at the Tower of London for this offence. The Newly published Records of The Jews at The Tower inform us that amongst what we would refer to today as the Prison Wardens of The Tower, there was a Full time Prison Warden who was a Jew. It is presumed by the compilers of the above newly published Records, that part of this Jewish Prison Wardens work was to take the many bodies of the executed Jews from The Tower of London to the nearby Cripplegate Jewish Cemetery for burial. In addition there were Jews whom were executed at the Tower both prior to and post 1282 and the figure is of a considerable number. It should be noted that many of these prisoners executed at the Tower of London were not London residents but were brought to the Tower from all over England, with some listed as coming from as far as Germany.

3. That as already stated, the Mortality Rate at the time was high with a third of all children born dying within their first year, and life expectancy particularly in the years leading up to the year of expulsion in 1290 where many Jews had been reduced to poverty was perhaps aged 40.

Before however we answer the 2 questions raised-a. Why did W.F Grimes find 7 empty graves, and b. the Theory of Roth.C. that the Jews may have taken all of the deceased with them upon expulsion in 1290, we must study another aspect of this Jewish Medieval Cemetery of Cripplegate London.

It must be remembered English Jewry began with William the Conqueror bringing a numerous group of French Jews to London in 1066. Through a plethora of both Historical and Religious writings of the Medieval Period it becomes clear that the Jews of England maintained a very close relationship with the Jews of France and particularly the Jews of Northern France. (Indeed with regard to certain religious matters which are beyond the remit of this Report to go into, the unchallenged Rabbinic leader of all of western European Jewry in the 13th Century Rabbi Meir of Rotenberg ruled that in certain legal matters we divide Western European Jewry into three parts- The Jews of the Slavic Lands are one, the Jews of Germany or Ashkenaz as it was then referred to by Jews are one, and then the Jews of both France together with England should be counted as a single entity.- **see- Meir ben Baruch, Responsa (Cremona: Vincenzo Conti, 1657), no. 117.**

In 1182 The King of France Phillip Augustus expelled all Jews from the Royal Domains of the Kingdom. (This Expulsion however did not apply to the Jews of the rest of France.)

There is no doubt that the Jews of England were well aware of these expulsions in France and many Jews in England by then realized that as far as English Jewry was then concerned, the writing was on the wall, and indeed had been from the 1260s onwards.

In the year 1287, three years before the year of Expulsion of all of English and Welsh Jewry, a Senior Rabbi in London, Rabbi Jacob Chazan decided that he would write an Encyclopaedic Work of Jewish Law that would cover the entire corpus of Jewish Law giving emphasis in many chapters in this magnificent work on recording the religious customs of the then Jews of England. He called this Work “Eitz Chaim” or The Tree of Life. In this work his foresight of the pending gloom that would soon befall all of England’s Jewish population is almost palpable. In his introduction to the work he

writes that he is writing this work so that “his people will be able to carry it with them wherever they go”.

We find some very interesting legal rulings and customs of English Medieval Jewry in this work as listed by Rabbi Jacob Chazan of London.

In his book, **Eitz Chaim- The Laws of Mourning** we find a statement that translates as follows; “It is forbidden to move Human Remains from any grave”. “This applies”, continues Rabbi Jacob Chazan; “Even in a case where one wants to move the buried deceased from a pauper grave to a nicer and larger grave”. He adds, “We do not bury two people together in the same grave”.

There are other telling signs within this great work, such as the listing of the specific custom and recitation of English Jewry’s daily prayers, prayers which even a small child would have been taught at an early age to know off by heart, that point to Rabbi Jacob Chazan of London’s wish that this massive work act not only as a religious book of instruction, but also as an Historical Reference and guide to London Jewry in the very final years before the coming expulsion and the coming years of exile of English Jewry.

What comes out from all of the above is that excluding what we know about this cemetery’s physical boundaries, that this Cemetery, very tragically, had an extraordinary number of burials contained within it. That despite the huge amount of Jewish victims of Massacres in the last part of the 13th Century within London that there were no mass graves dug within the Cemetery as Jewish Custom at the time did not even allow 2 people to share the same grave. That with the dead coming in to the cemetery in the later part of the 13th Century as a result of mass murder and mass execution in their hundreds at a time, that it would have been almost impossible to dig a separate grave, at a depth of 9 Feet for each victim, all within the Biblically mandated time allowance for burial from time of death of a maximum of under a full day. And that once buried, as Rabbi Jacob Chazan of London writes in the year 1287, 3 years before the expulsion, no grave may ever be moved, thus putting an end to Roth’s theory which infers that the Jews of London took their dead with them into exile after having been expelled. Furthermore, we now know that the Medieval Jewish Cemeteries of Winchester and York all remained untouched with the human remains in situ after the expulsion. Thus, the idea that any of these English or Welsh pre–Expulsion Medieval Jewish Communities exhumed and took all or any of their dead with them into exile upon expulsion, has absolutely no basis or credibility whatsoever.

Hence it seems to me that in the last 40 bitter years of Medieval London Jewry, the only way to keep continually supplying individually dug graves at a depth of 9 Feet for all eventualities as listed above ,(mass Execution, mass murder etc) was to maintain at all times a great abundance of pre dug graves that were kept open within the London Jewish Cemetery and possibly placed nearer to the centre of the available space left within the cemetery to avoid any accidents, although these open graves were probably covered with beams or the like for safety purposes.

Why W.F Grimes came to find seven empty graves in his Excavations of a very small part of this Cemetery in 1948/49 thus becomes abundantly clear. It also clearly explains why both Grimes and Honeybourne correctly felt that the earth from these 7 graves had at one time been dug out and then carefully put back in- the graves having been refilled no doubt sometime after the expulsion when the Cemetery was given to others by King Edward the First for keeping.

4. That in strict contravention of Jewish Law the JHSE- Jewish Historical Society of England did in 1947/48 “partially fund” this specific part of Grimes Excavation of a small portion of this Cemetery.

It has been confirmed to me by Mr David Jacobs of The JHSE that there is no evidence to support the above claim. Mr Jacobs, who kindly went through the JHSE Financial Records held at the London Metropolitan Archives, confirms to me that no such financial transaction/payment was ever made by JHSE towards the Excavation of this small part of the Cripplegate Medieval Jewish Cemetery that was carried out by W. F Grimes.

What may have happened is that certain secular persons who happened to be members of the JHSE at the time, chose, in a private capacity, and contrary to basic Jewish Law, to contribute of their own private funds to this Excavation. This is alluded to by Honeybourne herself in her 1959 article where she refers to “the members of this Society” having contributed Funds towards this Excavation.

The statement by MOLA in their letter to us that, “The excavations undertaken by the Roman and Medieval London Archaeological Committee (RMLEC) under the direction of Professor Grimes were partially funded by the JHSE”, is thus simply not true.

5. The Mapping of the boundaries’ and therefore the size of the Cemetery.

Before dealing with this issue a few words are necessary here to clearly outline what our organisation CPJCE does.

After the Holocaust of European Jewry carried out by the Nazi regime during and prior to WW2, a vacuum with regard to Jewish Cemeteries was left across every country that the Germans had occupied during this period. What the surviving Jewish people were left with was a situation where around ten thousand Jewish Cemeteries across the European Continent were now left “orphaned”, in that due to the Holocaust of European Jewry there were no surviving Jews in the countries that fell under Nazi occupation to take care of, or even visit the Cemeteries that had served all of these Jewish Communities since ancient times across the continent.

Thus began the struggle for the Surviving Jewish Communities located mainly in the USA, Britain and Israel to seek to protect the “orphaned” Jewish Cemeteries of an entire continent many of which were ancient. At first unofficial organisations were formed for this task, some of which proved very successful in their endeavours. The Committee for the Preservation of Jewish Cemeteries in Europe-CPJCE was later formed to centralise all of these unofficial organisations into one single working unit.

I would say that of all of the different and complex scenarios CPJCE has had to face, the most common one is arriving at a Jewish Cemetery site in Europe having been contacted usually via the Local Government, and finding that the original Cemetery Walls or Boundaries have been breached with either outhouses, residential houses and even offices having been built over what was very obviously part of the original Jewish Cemetery. Another regular finding is when arriving at such a Jewish Cemetery we often find that after careful examination of all the facts, that neighbouring garden fences and walls that once bordered the cemetery, are found to “mysteriously” now be well within the cemetery’s grounds.

Thus defining, or Mapping, the true boundaries of a Jewish Cemetery, has due to the circumstances described above, become part and parcel of our work, and we have over 30 years of experience in dealing with it.

One of the major points we have learned over the years in this specific regard is that Historical Maps, Historical Title Deeds or Cartularies have limited value for these purposes if in conjunction with studying them, a thorough inventory of the local and particularly the Jewish History of the location in which the Jewish Cemetery is located, is not carefully studied.

In dealing with Mapping the Cemetery Boundaries at this Cripplegate Jewish Cemetery of Medieval London a number of factors must therefore be noted.

1.No Tombstones were ever located at any time within the general area of this Cemetery Site. We note above that In 1215 the barons opposing King John sacked the Jewish quarter and used the tombstones of the Jewish cemetery of London to repair Ludgate (Stow, "Survey of London," ed. Thoms, p. 15). Honeybourne notes in her survey that a number of Tombstones from this Cemetery were located at Ludgate (1586), and found embedded face down in the London Wall (1753). It is very doubtful if after the events of 1215, described above, that the Jews of London placed any Tombstones over the graves within this Cemetery at all. Aside from the fact that there was the obvious fear that the placing of new Tombstones over graves after the events in 1215 would result in them being removed/destroyed again, the poverty that the Jewish Community suffered during the mid to later 13th Century meant that it was, in all probability, beyond their financial means to afford such an expense.

It must also be noted that in other European countries of the Medieval era where the Jewish Communities saw that expulsion was written of the wall as it were, the Jewish communities themselves, just prior to their expulsion, removed all of the tombstones from their Jewish Cemetery themselves. This was done so that the remains of the deceased and their individual graves could only be dishonoured and exhumed after the Jews' Expulsion with great difficulty, as without the Tombstones as Markers it would not be known with any precision where the actual graves were located. The Jews of Toledo- Medieval Spain is just one example of where this practice took place just prior to the Expulsion of all of the Jews of Spain. The Jews of Toledo however did, prior to taking this action, make a thorough record of all of the Tombstones, and the manuscript containing these records later surfaced in Turin- **see further the Work- Avnei Zikaron- by S.D Luzzato.**

All of the evidence thus seems to point to fact that when the Jews of London were expelled, the Jewish Cemetery of Cripplegate had perhaps a few, but probably no tombstones left standing within it.

What was left therefore after the Jews had left London, which on pain of death and by Royal Decree was to take place by the very latest November the 1st 1290, was a particularly large cemetery in the form of a flat piece of land in the heart of the Medieval City of London that with the exception of its South-East Side- (City Wall and Ditch), was surrounded by privately owned gardens and houses- (I include Church owned Houses and Gardens).

2. The City of London in the middle to late 13th Century was already becoming overcrowded in terms of buildings. We find in the records of the early 1320's multiple property boundary disputes in the area concerned- **See-Chew and Kellaway-1973.** To that we can also add the multiple companies and company halls that were established in the area concerned from the 1290's onwards. -**see- Milne-Excavations at Cripplegate-p.6.**

Furthermore, we find that even as late as the 1240s conducting building works that encroached even out into the street of this Cripplegate area was met with a mere reprimand-**See- Chew and Weinbaum-1970.**

Suffice to say that in 1290 justling for property extensions and land rights was not uncommon in the Cripplegate area.

Honeyborne notes in her Survey of the Cemetery that the Contemporary descriptions of the outskirts of the cemetery are, in her words, “not sufficient to give the exact boundaries”. Indeed, even when drawing her Map of the Cemetery contained within her survey, she places next to her map the words, “Conjectural Boundaries” next to her 1950 drawing. She states that what she refers to as “the missing links” are provided by “the grants of the site after 1290”- i.e. after all of the Jews had left England. Honeybourne goes on to base the Boundaries of this Cemetery on a Cartulary taken over four years after the expulsion between 1294-1295. She also notes that for 8 months from the very last day the Jews were allowed to be present in England, November the 1st 1290-(the penalty for a Jew being located in England or Wales after this date was death), King Edward the First did absolutely nothing with this piece of land, and it was only in July 1291 that he granted the cemetery to William de Montford- Dean of St Pauls, (St Pauls owned both Gardens and Housing to the immediate North of the Cemetery- “North” is defined using Honeybournes’ hand- drawn map within her survey.).

It goes without saying that it is not being suggested that by the time the King gave the Cemetery to the Dean in July 1291 that there was nothing left to give. Edward the First was a ruthless King, and the owners of all the cemeteries’ bordering land, knowing that all of the Jews’ Land and property within England and Wales upon the Jews expulsion fell to the King, would definitely have been far more subtle. And whilst an Historian or Topographer writing on these matters may think that without evidence to proof, that such smaller are subtler land excursions into this Jewish Cemeteries Land during the 8 months spoken of here are without foundation, 30 years working in this specific area with CPJCE on the ground is more than enough evidence, if indeed any were needed, that in all probability, by the time the King gifted the land to the Dean in July 1291, neighbouring land has “mysteriously” managed to carefully and subtly both breach small parts of the Cemetery walls and extend themselves. The land excursions all happening to all go one way, inwards, of course.

I would say, and with the greatest respect to the late Ms Honeybourne, that it was naïve to base, even conjecturally, the boundaries of this cemetery upon a cartulary taken over 4 years after the Jews had left England. This is even more apparent when one takes into consideration all of the other points listed above. In all probability all of the Cemetery boundaries, with the possible exclusion of its south-east boundary- (South East as defined on Honeybourne’s Map- London Ditch and Wall), were broader than Honeybourne conjectures, and perhaps significantly so.

There also seems to be no doubt from all of the evidence available, that the Southern end of the cemetery, (“Southern” as defined on Honeybourne’s hand drawn Map found within her survey) extends down to Aldersgate Street, at least to its junction with Little Britain – i.e. the Postman’s Park end.

It is therefore most unclear why on the Mapping provided to CPJCE by MOLA the boundary in this regard seems to stop at the Museum of London Building Barbican?

Thus, with regard to the specific question of Mapping the boundaries of The Cripplegate Medieval Jewish Cemetery of the City of London I would conclude that the Maps provided to CPJCE by MOLA are not to be relied upon.

Menashe Z. Goldmeier- (March-2023)

Honorary Archivist

Committee for the Preservation of Jewish Cemeteries in Europe

140 Kyverdale Road
London N16 6PU-UK
E-Mail: cpjcevaad@gmail.com
Registered Charity Number 1073225

Jewish Cemeteries in Jewish Law

In Jewish law a Jewish Cemetery possesses an even greater sanctity and holiness than that of a synagogue. In Judaism once a grave is sealed closed it may never be opened, tampered or interfered with in any way, this includes for Archaeological purposes.

Any tampering or interference in any way with a Jewish Grave or Cemetery is considered the worst form of Sacrilege possible in the Jewish religion. For this amongst other reasons the vast majority of Jewish Cemeteries are situated on privately owned land where land has been specifically purchased by members of the Jewish Community to be set aside for Jewish Burials. This has been the case since ancient times. It is because Jewish Cemeteries are completely privately owned and funded that you will find that Burial Fees amongst the Jewish Community are significantly higher than those of Government or Local Council run Cemeteries. In Jewish law graves within a Jewish Cemetery are bought for perpetuity. Furthermore, in Jewish Law no part of a Cemetery may be used for anything other than Burials. As in Jewish Law, as said above, a Jewish Cemetery possesses an even greater sanctity and holiness than that of a synagogue, Judaism requires the utmost respect and behaviour when visiting a Cemetery.

Perhaps most importantly, in Jewish Law a Jewish Cemetery always remains a Cemetery. The fact that it may no longer have any memorial stones on it, or its Cemetery Walls are no longer extant, or buildings have been wrongly built over it or over part of it is utterly irrelevant. All of the above religious laws and requirements still apply in full. The passage of time, even extensive periods of time, does nothing to change this at all.

About Us

The Committee for the Preservation of Jewish Cemeteries in Europe was set up around 30 years ago. Its Head Office is in London UK.

The Committee was set up at the request of Holocaust Survivors to deal with all and any issues concerning Jewish Cemeteries and specifically with their preservation. Primarily the Committee deals with European Jewish Cemeteries that after the Holocaust of European Jewry during WW2 were left with nobody alive to take care of them. These Jewish Cemeteries number in their thousands (around 10,000) and span across many countries. We are also charged with the preservation of the thousands of Mass Pits-Sites of Execution of our murdered brethren carried out by the Nazi Regime that exist across what was Nazi Occupied Europe during WW2.

We also deal extensively with Jewish Cemeteries located in the UK, with particular interest in Historic and closed Jewish Cemeteries.

We are the only such Committee in Europe and are completely independent of any other Jewish organization or Synagogue Body. We have a Sub Committee of Rabbinical Experts on Jewish Burial Law and advise at both National and Local Government Level both here in the UK and across Europe on all issues concerning Jewish Burial Law and Jewish Cemeteries.

We are proud to have also worked over a period of many years with both colleagues at the Council of Europe (of which the United Kingdom is still a full member) and with the European Union. Indeed,

our committee was instrumental in helping to draft and pass **Council of Europe Resolutions 1883 (2012)** and **379 (2015)** which deal with the protection of Jewish cemeteries throughout Europe by Regional and Local Authorities. You may find copies of these Council of Europe Resolutions online.

CPJCE is also regarded by Historic England as; “A key National organization to engage in any (Jewish Cemetery) Heritage Programmes”- See Jewish Burial Grounds- Understanding Values- Historic England with Barker Langham.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Konstantinos Karampelas

Address: Flat 163 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I strongly object to the plans of the City on the following grounds:

1. Building of new offices of this size makes no environmental sense. As someone that has worked and lived in the City for more than 10 years, I'm unable to understand why the City needs so huge office space that will be so harmful to the environment due to the release of CO2 from the demolition of the existing buildings. There are tons of perfectly modern office buildings that are empty so building new ones makes no sense, especially when they'd be so harmful for the environment due to demolition and so harmful to the local community of the Barbican.

2. The impact to the residential community of the Barbican is huge. Hundreds of flats will be plunged into eternal darkness as a result of the monstrous new buildings. But even the City's own City of London School of Girls will end up without any sunlight in the grounds that the girls use for PE on a daily basis. This is exactly the school where I'm thinking of sending my girls to and thinking that they'll get no sunlight as a result of greed makes me mad.

Please stop this madness, this makes no sense.

From:
To:
Subject: Objection to the London Wall West proposal
Date: 21 January 2024 23:21:34

THIS IS AN EXTERNAL EMAIL

Hi,

I am a Barbican resident and I would like to object to the plans to demolish Bastion House and Museum of London.

From a climate change perspective I think this obsession with constantly demolishing buildings to build new sends the wrong message.

I also think the scale of the new buildings is much too big for the little area we are talking about.

I sincerely hope that these plans can be amended or reconsidered.

Best wishes,

Simon Martner

72 Defoe House
Barbican
EC2Y 8DN
London

From:
To:
Cc:
Subject: Comment on planning applications ref: 23/01304/FULEIA
Date: 22 January 2024 09:05:39

THIS IS AN EXTERNAL EMAIL

Thomas More House stands adjacent to the London Wall West site. In my capacity as the Chair of the Thomas More House Group, I OBJECT to the above application and the related applications (23/01277/LBC and 23/01276/LBC) on the following grounds:

1. Heritage - the London Wall West site itself and the surrounding area are rich in heritage. They stand at the heart of the culture quarter. The scheme, if it goes ahead, will cause substantial harm to the setting of the designated and non-designated heritage assets in this area (St Giles, the Barbican Residential Estate, Bastion House, the Museum of London, Postman's Park). The scheme is not design-led and does not take into account the Barbican and Golden Lane Conservation Area which is adjacent.
2. The only scheme being considered requires the demolition of Bastion House and the Museum of London. This demolition first policy contradicts local, London and national planning policy. A retrofit first approach should be applied to this site.
3. The scheme will cause substantial harm to residential amenity. The residents' existing use of the car park (for drivers, cyclists and pedestrians) will be permanently negatively impacted. The large volume of traffic using the only access route in and out for the three new buildings and the Ironmongers' Hall will prevent and delay access to the car park by residents and emergency vehicles. The only street level access for fire engines or ambulances will be via the ramp.
4. The decision to construct the welfare area and close the ramp is a further erosion of residential amenity.
5. The combined impact of this scheme and the next phase of the St Paul's Gyrotory will have a negative impact on traffic volumes on Aldersgate Street. The documents submitted in support of the application are not robust and there is no evidence that serious modelling of traffic volume or traffic flow has taken place.

I urge you to REJECT all three applications.

Brenda Szlesinger
Chair, Thomas More House Group
% Flat 112 Thomas More House
EC2Y 8BU

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr John Hall

Address: City of London School for Girls st giles terrace London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed welfare block adjacent to and overlooking the School sports pitches is cause for concern, certainly without further detail. This looks like it will cause significant shading, disruption from services and noise, and safeguarding issues as well as rendering this key area of the School unattractive to pupils and prospective parents.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Ruth Cooke-Yarborough

Address: Flat 33 Blake Tower London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to object to above listed planning applications on the following grounds:

1. The level of CO2 release associated with the demolition plans are totally acceptable. Furthermore, it is completely contrary to the City's own Climate Strategy 2020-2027 and draft Sustainability SPD. No independent review of the Whole Life Cycle Carbon Assessment has been published. Until there is, these proposals remain completely compromised and should not be approved.
2. The City's allegation that Bastion House is structurally unstable has been comprehensively refuted and the plans for demolition need to be reconsidered.
3. These proposals pay little of no consideration to the rich history of the site. The City's own Culture Mile claims the site as its gateway, and yet the best that can be proposed is two enormous buildings providing unneeded office space.
4. The development will cast a shadow over the entire area, including a Grade II listed Estate of

international importance, swamp vital heritage assets, denude the area of light, and most likely create unpleasant wind tunnels. The City is quickly coming to be dominated by endless demolition and constructions sites, creating dark windy spaces such as these which are unpleasant to be in.

5. The glossy visual representations are totally misleading, showing the area bathed in sunlight with a wide diversity of plant species thriving. With the massing of the proposals, and the area having no sunlight for most of the year, it unlikely that any plant species will thrive. Furthermore, the Ecological Assessment is flawed with a failure to obtain up to date species monitoring information from GiGL.

I therefore object most strongly to the application and request that it be refused.

From:
To:
Subject: London Wall West - Objection
Date: 22 January 2024 11:51:11

THIS IS AN EXTERNAL EMAIL

OI am writing to object strenuously to the proposals for redeveloping this site. We live in Speed house and will be affected by these plans.

First, for all developments these days we must all pay close attention to the impact on climate change and the environment. What this means is that there has to be a very high bar to surmount before existing buildings are demolished and replaced. I do not see how this can be done in this case. There are plenty of ways in which the existing buildings could be put to other uses. Far cheaper and less damaging.

Second, the proposals would have a shockingly bad effect on the noise, the air quality and the ease of use for residents and everyone who lives or works in the surrounding area. Why make life more difficult for them for the sake of completely speculative office buildings and the potential purely financial gains for the Corporation?

Please do not just brush off and ignore all these perfectly valid objections. Take them seriously.

Richard Dykes
13 Speed House.

Sent from my iPad

From:
To:
Subject: Objections to London Wall West.
Date: 22 January 2024 13:24:59

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

Re. 23/01304/FULEIA
23/01277/LBC
23/01276/LBC

I oppose the London Wall West proposals. The City argues that there is demand for office space and never misses an opportunity to push this propaganda in the media (eg. on BBC local news or in the Standard newspaper). However, the reality does not match the City's wishful thinking. I look out onto One London Wall, a vast glass and steel office monstrosity, where floors continue to remain, and have remained, empty for years *prior* to Covid. Companies, who once the City would have looked to as tenants for London Wall West, are reducing the size of their estates by literally making desk sizes smaller and doing without 'breakout' areas. This saves them money. Furthermore, the advent of homeworking is obviously here to stay. This means that an office worker no longer has a dedicated workstation they can call their own, but must book one for the day they find themselves in town.

As the City has no tenant(s) for the site, London Wall West is a purely speculative venture driven by the City's greed for financial return. No thought has been given to where society will find itself by the time London Wall West is completed. Further boosts to home working might reasonably occur due to another pandemic and/or advances in technology. It would be better for the City to look at cultural or educational uses for the site or indeed a new green space to complement the ancient walls.

Go back to the drawing board.

Regards,
T.Lee
301 Seddon House
EC2Y 8BX.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Candace Gillies-Wright

Address: 342 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: If the development goes ahead as planned, it will release tens of thousands of tonnes of carbon, directly contrary to the City's stated policies. The currently preferred option is in fact the highest whole life carbon option of all those considered. Option 2 - full retention and retrofit - would achieve the best whole life carbon results, but has been summarily dismissed for no good reason. The preferred option includes figures that use 50% cement replacement by a hard to source material derived from coal fired power stations - hardly environmentally friendly. Even if it is possible (which is unlikely) that this replacement can be sourced and used, this is still the highest carbon option. If the material cannot be used, that would mean even higher carbon costs.

This development would also have major negative impacts on the surrounding area: There would be both a significant reduction in daylight for some local residents, and a significant increase in solar glare for others. Further, there would be serious issues of overlooking. The rerouting of the road would destroy the historic Roman street line, and would impede traffic flow resulting in worsening of air quality and difficulty of access for emergency services, and make life even more difficult for pedestrians. The Grade 1 listed St Botolph's church and the green space of Postman's park would suffer shading for most of the day, with loss of what should be a protected view of the

church tower.

This site could and should be part of diversifying building use in the City. It is a chance to retain and improve architecturally significant buildings and enhance the Culture Mile. Current proposals would achieve none of that. It can and must be achieved at a much lower carbon cost and with much wider benefits than the current proposals would create.

From:

To:

Subject: Objections to London Wall West planning application nos 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC

Date: 22 January 2024 16:01:24

THIS IS AN EXTERNAL EMAIL

I wish to register my objections to the London Wall West planning application on the following grounds:

MASS AND SCALE

Destroying the existing heritage buildings and replacing them with the large overbearing office blocks that are proposed will adversely affect neighbouring assets such as the Grade 2 listed Barbican Estate, the Grade 2* Thomas Moore gardens, St Giles' Church, Postman's Park and St Botolph's Church. The development will be clearly visible from the Barbican Lakeside Terrace adjacent to the Arts Centre and will obscure important views from street level of St Paul's as one approaches from the North down Aldersgate Street.

These massive towers will dominate the surrounding area which was carefully conceived and designed to be of a certain scale and volume, allowing for open spaces between buildings.

Recent developments such as the Schroder building at 1 and 2 London Wall West (winner of the RIBA London award in 2019) recognised the need for a scale and mass which complemented the Barbican Estate, created much improved public realm and allowed views of the surrounding architectural assets, but which did not limit excellence of design or functionality of the new buildings. It is worth recalling RIBA's comments on the award, as they most certainly could not apply to this new proposal :

"Located on a site of significant historic importance in the City of London, the two buildings at 1 and 2 London Wall Place are successful in their own right, with the use of pale concrete panels and dark blue glazed ceramic tiles which,.... is influenced by the knapped Kent flint of the site's Roman and Saxon ruins. The elevations are composed of stepped narrow bays of these light and dark materials which provide elegant proportions. It takes a brave developer and determined architect to achieve what has been achieved here. It would have been easier and would have created more lettable square metres to (create) an unbroken façade, stretching along London Wall, blocking out public access and views."

This new proposal has no connection to the surrounding townscape in terms of design, form or mass and will be a blight rather than an enhancement of this important site.

The new Bastion House will be two and a half times the volume of the current one, bringing it damagingly close to the bedroom windows of two Barbican residential blocks which again is evidence of the lack of respect for the surrounding townscape.

The sky will be filled with these buildings and they will dominate the skyline around this historic area in a way which will change the architectural integrity of the neighbourhood forever.

Regards,
Barnaby Spurrier

291, Shakespeare Tower
Barbican,

London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr Matthew Bell

Address: 41-42 Cloth Fair London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I do not consider this development to be a good use of this space. Whilst there is a desire for Grade A office space in the City, a vast amount has been developed already and there is more yet to come. What of the old office space? There is an overwhelming need for housing and if we know anything from the Pandemic, then we know that it is imperative for the City SME's to have people living here as well as working in this area- and we know that people are coming in less than they were pre 2020.

Extraordinary things could be achieved in this space, rather than the mundane use that is being tabled.

The issue of demolition, carbon and our own targets regarding Climate Change would one would think, demand that this be reconsidered if not binned. There is a very real danger that this development will add to the sense of a 'dead City' rather than a thriving, living one. An office complex does not make for a thriving, vibrant community.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Pauline Pearson

Address: 150 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to this "ill thought out" scheme which takes no account of the heritage, culture, residents' views or requirement for what it offers. It is purely speculative.

Demolition and re-build are not in the local or national interest as this runs counter to all accepted sustainability considerations, including those of the City of London.

That this is an iconic development is borne out by the constant stream of visitors from all round the world who come to admire it.

There would be huge impact on the residents with reduction of access for emergency vehicles, deliveries and services.

Why have all the suggestions and alternative options made prior to this planning application, been

ignored?

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jean Nicolai

Address: 54 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: To whom it may concern,

I wish to object to the current proposals for LWW London Wall West. I have been working in the City in various banks and live with my family there since 2007. The proposal is too big for this site and will not benefit the Culture Mile nor its residents.

Does the city of London want to have any residents living there 24/7 or does it just want empty office at the weekend but also during the week since Working From Home is here to stay ? This project will create a very material nuisance for the residents in term of daily sunlight particularly the excessive height of tower 1 and the new tower 2 above the rotunda. This project will also damage the environment with thousand of tonnes of Co2 during the demolition and the reconstruction which is unnecessary since adapting the site as it is and expanding the City of London School for

Girl there could make much more sense and be more in line with the City of London net zero objectives and global reputation.

I would urge the City of London to live up to its heritage of being the oldest democratic entity in the world and commit to transparency and consult the local community which gives the City its soul. The current process is not and lacks vision and appears solely driven by greed.

I urge you to refuse this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Vony Drouant

Address: 602 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to this London Wall West project. It will damage the environment, ignore climate change concerns for the next generation and be a downgrade for residents, visitors and City workers. The site should be reused and refurbished as it is a huge opportunity for the City to do something different.

The new Bastion house proposal will also create a very material nuisance for the Mountjoy residents in term of daily sunlight.

I urge you to refuse this application

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Olivia Nicolai

Address: 6O4 MountjoyHouse London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object the proposal on Londwallwest as it will damage the resident amenity particularly in thomas more car park making it the sole access ramp which could be dangerous for the access to emergency vehicles. It will create substantial noises disturbance and worsen air quality in the City for residents and workers. The increase in traffic on Aldersgate will also negatively impact local residents.

Secondly the proposal to destroy Bastion House and to rebuilt a much larger one will unleash tens of thousand of tonnes of carbon emissions and reduce significantly daylight/sunlight for residents.

I urge you to refuse this application

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Al Nicolai

Address: 604 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to the proposal made by the City of London on the London Wall West as it will affect negatively residents of the Barbican particularly Mountjoy and Thomas More House through loss of daylight/sunlight, limit the car park access for residents and increase level of pollution significantly making a farce of the City of London's own commitment to net zero.

I urge you to refuse this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Robert Morgan

Address: 145 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Corporation of London is intent on maximising profit at the expense of the local cultural fabric. 140 London Wall is an important architectural entity and the City of London will be the worse off for it's evisceration. The building should be listed and protected as part of our heritage. Instead, it'll be replaced by a series of structures (of no architectural interest) and dictate several years of upheaval through noise and environmental pollution on the Barbican residents.

From:
To:
Subject: Planning application ref 23/01304/FULEIA London wall west
Date: 23 January 2024 11:04:49

THIS IS AN EXTERNAL EMAIL

Sir/Madam,

I object to this proposal.

The City's plans for the development of this site breach the fundamental principles for the protection of the environment, both local, national and global. as set out by the City itself.

This proposal does not consider what is actually required for this part of London, rather it focuses on the maximum income that can be made from office space.

Evidence of the devastating consequences of demolition has been ignored, Apart from the release of CO2, it is stated that there will be approximately 300 vehicle movements using the only entry and exit point for all sites, every day! The increased pollution close to residents, school children and local workers poses severe risks to health, as does the proximity of other users of this road, including all service vehicles, residents cars and pedestrians. This will be a dangerous road, with vehicles likely to be queuing in both directions on Aldersgate street. Destruction and construction sites are inherently hazardous. Access for emergency services to these sites, in the event of an accident, will be inadequate.

The opportunity to set an example for affordable, sensitive and appropriate development has been missed.

It is regrettable that the City appears to have ignored the views and more appropriate proposals from those who live and work here. The current proposal is almost exactly as it was in the beginning. Demolition of buildings and their replacement with vastly wider and taller structures will destroy the iconic nature of this part of the city with its many listed buildings. The area will become canyon-like with high winds and little sunshine reaching landscaped areas and residences. The ancient sight line down Aldersgate Road will be lost. Clearly, the pursuit of maximum financial gain is the principal, if not the only criterion that has driven this proposal. The City's first obligation is surely to consider what this part of London actually needs.

I urge the City to reconsider this 'development'.

Yours faithfully

Peter Poore
128 Thomas More House.
Barbican.
EC2Y 8BU

From:

To:

Subject: LWW planning app 23/01304/FULEIA; 23/01277/LBC; 23/01276/LBC

Date: 23 January 2024 11:43:50

THIS IS AN EXTERNAL EMAIL

I object to the proposed office blocks being built on the Barbican Estate because that goes against what those founding fathers of the Estate within the Corporation of London had envisaged for the site.

Built on a war-damaged area in the City of London, the Barbican Estate was designed to house residents and provide for them cultural and educational amenities.

In my view, the site of the Museum of London could so easily be converted into a Museum of the City of London showcasing the remains of London Wall. Docklands has its own museum why doesn't the Corporation of London create a new museum of the City – past, present and what it might look like in the future?

I have always been fascinated by this area and its history as have many others.

What happened to the idea of the 'Cultural Hub'? I like so many others was all for that.

What we don't need on our estate is for two office blocks that will remain empty for as long as people are permitted to work from home.

Valerie Faiers

183 Lauderdale Tower Barbican London EC2Y 8BY

Hilary Belchak

128 Thomas More House
EC2Y 8BU

23 January 2024

LPA London Wall West
lpalondonwallwest@cityoflondon.gov.uk

Dear Sir/Madam,

Planning application reference 23/01304/FULEIA

I write to notify you of my objections to the proposed development at London Wall West.

1. The demolition of two buildings and building two much larger ones will release an unacceptable amount of carbon. I have heard that the Corporation received acceptable offers from reputable developers for sustainable alternatives but I understand that these have been ignored in favour of the possibility of making considerably more profit with these proposals. Any expectation that there is a tenant or tenants requiring the additional office space that will be made available is pure speculation. It is irresponsible of the Corporation to ignore the environmental degradation this course of action will allow;
2. The proposed new buildings will be overwhelming and create a most undesirable precedent for the area. They will blot out light to all residents, and visitors. They will not fit in with the way the rest of the estate has been developed and will be an eyesore. The view towards the historic St Paul's Cathedral from the north along an old Roman road will be badly affected;
3. The space between the two buildings is likely to create a wind tunnel, be shaded all Winter and probably a good part of Spring and Autumn (looking at the additional shadow that will be cast by the building to the south), and overall it is unlikely to be attractive for visitors or residents to sit in or travel through. More than additional office space the Corporation should be finding imaginative ways to enhance the experience of people visiting the City for leisure purposes, which will in turn help small to medium businesses remain operational in the area. These proposals do nothing to enhance that experience. The Corporation should rethink the impact not just of the buildings but also the space between them as this proposal does not make for a comfortable and inviting space for visitors;
4. The impact on residents will be negative as there will be a significant loss of daytime light, much more nighttime lights from office buildings and a significant loss of privacy;

5. The proposed access for vehicles via the Thomas More car park ramp is ridiculous. Your own documents show how little space there is as Buro Happold point out that two vehicles cannot pass by each other on the ramp. How can this possibly work? There will be vehicles queuing in Aldersgate to gain access. What if this included emergency services ? How safely will pedestrians and cyclists have space down the ramp to access the car park space so as to get to the lifts to reach their flats?

All in all this is a most disappointing proposal which if approved would set an awful precedent for development elsewhere in the City.

Yours faithfully

Hilary Belchak

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Ms Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

I OBJECT the planning application reference 23/01277/LBC and 23/01276/LBC on the following grounds:

1. Impact on residential amenity - Thomas More car park

The London Wall West development will have a negative impact on Thomas More House including impact on light and severe disruption to our car park with major safety concerns. It is unacceptable and unreasonable that the safety of residents should be compromised by this or any development.

Residents' use of the Thomas More car park will be severely impacted from the outset and will continue once the buildings are built. The Delivery and Servicing Plan Part 1 para 3.5.1 states : "All service vehicles will access the Site via the existing ramp from Aldersgate Street. This ramp is shared with vehicles entering and leaving the Barbican residents' car park. The access will function as a left-in, left-out priority junction, as per the existing arrangements to minimise any potential for delays caused by right-turning vehicles."

The ramp near Monkwell Sq will cease to exist. The traffic light systems and telecom island on the ramp will cause chaos and congestion.

In short, the Thomas More ramp (the only access route in and out of the whole site) will be used for:

- All deliveries and services to and from the three new buildings
- All deliveries and services to and from Ironmongers' Hall
- All deliveries and services to and from the Barbican residents' car park (affecting Seddon, Thomas More, Lauderdale, Mountjoy and Lambert Jones Mews)
- Emergency fire and ambulance access to and from Barbican residents' car park
- Barbican residents entering and exiting the car park
- Contractors, postal services, grocery deliveries and taxis entering and exiting the car park
- Pedestrians and cyclists (residents and deliveries) entering and exiting the residents' car park.

Pedestrians continuing across the top of the ramp along Aldersgate Street will be put at risk let alone inconvenienced.

2. Heritage harm

The setting of many of the City of London's most significant heritage assets (both designated and non-designated) will be impacted negatively by the scheme.

Postman's Park will lose much of its sky. The Watts Memorial in particular will be cast into the shadows. The City of London Corporation is the custodian of this park and should be preserving its setting not damaging it.

The Barbican Residential Estate (Grade II listed) and its landscape (Grade II*) will suffer substantial harm. This global icon was a visionary product of post-war planning. The scheme under consideration is totally out of context with the surrounding area. It could be anywhere. The scale and mass of the buildings, as well as their orientation have no place here. They are a blot on a landscape that is seeing the heritage value of buildings of all eras downgraded. Post-war brutalist architecture may not be everyone's cup of tea, but personal preferences as to what is considered "heritage" must be set aside. The Barbican and the wider complex bring many visitors to this area.

The setting of St Giles Cripplegate will be harmed. Standing on the Barbican Lakeside Terrace looking south, the skyline will be dominated by the massive blobs that characterise the scheme being proposed. St Giles Cripplegate will shrink and be dominated by the hulk that will loom behind it.

3. Environmental harm

The City of London Corporation, at the insistence of Barbican Quarter Action, gave respondents 31 working days to put together a proposal to retain and retrofit/alter the existing buildings. Chair of Policy & Resources confirmed that several (x3) "credible" (his words) were received. This soft market test was only advertised on the City's own website. They did not go out to the market to seek an alternative to demolition. Despite the three credible offers (which were presumably credible because they met or exceeded the target site value), the applicant responded with a "Thanks but no thanks". These buildings are not at risk of becoming stranded assets.

Where is the independent report on the Whole Life Carbon Assessment?

The planning application makes reference to x9 options. Why was option 2 ruled out at the outset? This is the most environmentally sustainable option. As in the Whole Life Carbon Assessment that was published in 2022 following a Freedom of Information Act request, the

preferred option once again is full demolition. In September 2023, the Chair of the Planning & Transport Committee, stated:

"Our approach is that developers should think about retrofit first and have to justify where you're not retrofitting," Joshi said in an interview with Bisnow, referring to planning guidance issued in March by the City of London.

The City of London Corporation is the developer of this scheme. The current scheme does not comply with the City's own planning guidance including its SPD on Sustainability (December 2023). National guidance (NPPF 2023) also promotes a retrofit first approach. As in the recent M&S Oxford Street decision by the Secretary of State, the case for demolition is not met. The buildings are safe (contrary to the applicant's discredited Buro Happold report) and can be retained and altered. Respected developers want to preserve these heritage assets because they add to the value of the site and it is the right thing to do environmentally. ESG considerations for investors also make retention an attractive option. This is an opportunity for the City of London to be an exemplar (Simon Sturgis). It should be a leader and lead on how our cities can adapt. The application being considered does not comply with the City of London Corporation's own Responsible Investment Policy.

4. Is an office-led development the right choice for this site?

The City of London Corporation claims there is an insatiable demand for Grade A office spaces. Dog beds and climbing walls may be what the developer wants, but firms are down-sizing and working from home on 2.5/3 days a week is the norm. Small, medium and micro businesses need footfall x7 days a week to survive. Massive glass office-led developments will not help them. Visitors flock to St Paul's Cathedral and then turn back to Bankside or the West End. The London Wall West site stands at the axis of what is a cultural quarter. The lack of a culture strategy for the area indicates a downgrading in its focus in favour of property speculation. There are many other office-led schemes in the pipeline in the City of London. There is no tenant for this speculative development.

5. Roof top viewing deck - public benefit?

The Design and Access Statement Appendix 3 (3.1) refers to the roof top viewing deck. The Panorama development at 81 Newgate Street will have large public and private viewing terraces that will obstruct much of the view of St Paul's from the New Rotunda Building terrace. A roof top terrace at this location is not a unique public benefit that offsets the substantial heritage and environmental harm that these proposals will cause.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Ms Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

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Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Ms Hilary Belchak

Address: 128 Thomas More House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I write to notify you of my objections to the proposed development at London Wall West.

1. The demolition of two buildings and building two much larger ones will release an unacceptable amount of carbon. I have heard that the Corporation received acceptable offers from reputable developers for sustainable alternatives but I understand that these have been ignored in favour of the possibility of making considerably more profit with these proposals. Any expectation that there is a tenant or tenants requiring the additional office space that will be made available is pure speculation. It is irresponsible of the Corporation to ignore the environmental degradation this course of action will allow;

2. The proposed new buildings will be overwhelming and create a most undesirable precedent for the area. They will blot out light to all residents, and visitors. They will not fit in with the way the rest of the estate has been developed and will be an eyesore. The view towards the historic St Paul's Cathedral from the north along an old Roman road will be badly affected;

3. The space between the two buildings is likely to create a wind tunnel, be shaded all Winter and probably a good part of Spring and Autumn (looking at the additional shadow that will be cast by the building to the south), and overall it is unlikely to be attractive for visitors or residents to sit in or travel through. More than additional office space the Corporation should be finding imaginative ways to enhance the experience of people visiting the City for leisure purposes, which will in turn help small to medium businesses remain operational in the area. These proposals do nothing to

enhance that experience. The Corporation should rethink the impact not just of the buildings but also the space between them as this proposal does not make for a comfortable and inviting space for visitors;

4. The impact on residents will be negative as there will be a significant loss of daytime light, much more nighttime lights from office buildings and a significant loss of privacy;

5. The proposed access for vehicles via the Thomas More car park ramp is ridiculous. Your own documents show how little space there is as Buro Happold point out that two vehicles cannot pass by each other on the ramp. How can this possibly work? There will be vehicles queuing in Aldersgate to gain access. What if this included emergency services ? How safely will pedestrians and cyclists have space down the ramp to access the car park space so as to get to the lifts to reach their flats?

All in all this is a most disappointing proposal which if approved would set an awful precedent for development elsewhere in the City.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Ms Hilary Belchak

Address: 128 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I write to notify you of my objections to the proposed development at London Wall West.

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ways to enhance the experience of people visiting the City for leisure purposes, which will in turn help small to medium businesses remain operational in the area. These proposals do nothing to enhance that experience. The Corporation should rethink the impact not just of the buildings but also the space between them as this proposal does not make for a comfortable and inviting space for visitors;

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All in all this is a most disappointing proposal which if approved would set an awful precedent for development elsewhere in the City.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Ms Jane Dickson

Address: 72 Hollingbury Park Avenue Brighton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Important architecturally.

Retrofitting and restoration has a lower carbon footprint.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sylvia Lucas

Address: Flat 101 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to the application reference 23/01304/FULEIA on the following grounds:

1. Heritage - the proposals will cause substantial harm to the many designated and non-designated heritage assets on and around the site. The proposals do not take into account the Barbican and Golden Lane Conservation Area. This development could be anywhere and is certainly not design-led.
2. Carbon emissions - local, London and national policies all emphasise the importance of retrofitting existing buildings. Credible offers for the site by respected developers add weight to the argument that demolition is not the only viable option on this site. However, it is clear that in not even considering the most sustainable option, the City of London Corporation is not serious about reaching net zero.
3. I am a wheel-chair user. I rely on transport accessing my flat via the ramp into the Thomas More car park. The new proposals will cause substantial harm to residential amenity. The volume of

traffic using the ramp will increase exponentially and impede the access of emergency services.
There is no alternative route into the residents' car park with unrestricted height access.

4. I have major concerns about the amount of money my local authority is spending on pursuing a speculative development. The £11m spent to date is reckless.

I urge you to REJECT this application.

Sylvia Lucas

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Ms Sylvia Lucas

Address: Flat 101 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to the application on the following grounds:

1. Heritage - the proposals will cause substantial harm to the many designated and non-designated heritage assets on and around the site. The proposals do not take into account the Barbican and Golden Lane Conservation Area. This development could be anywhere and is certainly not design-led.
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Comment Details

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- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to the application on the following grounds:

1. Heritage - the proposals will cause substantial harm to the many designated and non-designated heritage assets on and around the site. The proposals do not take into account the Barbican and Golden Lane Conservation Area. This development could be anywhere and is certainly not design-led.
2. Carbon emissions - local, London and national policies all emphasise the importance of retrofitting existing buildings. Credible offers for the site by respected developers add weight to the argument that demolition is not the only viable option on this site. However, it is clear that in not even considering the most sustainable option, the City of London Corporation is not serious about reaching net zero.
3. I am a wheel-chair user. I rely on transport accessing my flat via the ramp into the Thomas More car park. The new proposals will cause substantial harm to residential amenity. The volume of traffic using the ramp will increase exponentially and impede the access of emergency services. There is no alternative route into the residents' car park with unrestricted height access.
4. I have major concerns about the amount of money my local authority is spending on pursuing a speculative development. The £11m spent to date is reckless.

I urge you to REJECT this application.

Sylvia Lucas

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Jan Demytri Szczesny

Address: 233 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to object to this proposed scheme, which I believe to be an inappropriate overdevelopment of the area, delivering little of genuine benefit to the area, its workers and residents, and to the City.

The size and scale of the proposed development - particularly the addition of a new tower block where there was previously only low rise - will negatively impact the area in terms of light, wind and views of St Paul's and the river.

Also, as overwhelmingly office accommodation, this development contradicts the Corporation's own "Destination City" strategy, which seeks to diversify the character of the city, focusing on culture and entertainment rather than just yet more corporate offices. The proposed development contributes barely a nod to the City's stated ambitions in this area. And given the location - between St Pauls and the Barbican Centre - this would be an astonishing missed clustering opportunity.

In the light of the City's own climate action strategy, a more appropriate way forward would surely be to properly explore reuse and reinvention of the existing buildings, rather than releasing thousands of tonnes of Carbon through demolition and construction of super-sized blocks. Such an approach would also conserve some fine examples of 20th Century design, and repurpose them for the 21st Century.

I therefore urge the planning committee to reject this application and its lack of ambition.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Jane Wainwright

Address: 100 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Having owned and lived in the Barbican for some years, I object to this application. The density of the proposed development is excessive. The Barbican is a treasure of the City and to develop the area between it and St Paul's Cathedral with high rise buildings is not acceptable. If the buildings between the Barbican and London Wall cannot be reused (and they should be), they should be replaced with ones of a similar scale and footprint.

That the entrance to Thomas More House car park is proposed as the only one for the new development is unacceptable; I say this as a disabled resident who relies on access by this route. The City claims to want to develop the City as a destination for visitors. The Barbican is a popular destination for visitors and its attributes should be emulated and developed by the City on this site.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Tilley

Address: 118 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: The proposed development will have a serious impact on neighbouring properties by reason of its mass and scale, including loss of light, particularly to lower flats in the Barbican.

The Museum of London and Bastion House can be repurposed and adapted, and demolition of them and the associated increase in traffic will cause substantial harm and pollution to the environment.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Jane Wainwright

Address: 100 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Having owned and lived in the Barbican for some years, I object to this application. The density of the proposed development is excessive. The Barbican is a treasure of the City and to develop the area between it and St Paul's Cathedral with high rise buildings is not acceptable. If the buildings between the Barbican and London Wall cannot be reused (and they should be), they should be replaced with ones of a similar scale and footprint.

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Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Roger Tynan

Address: 31 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: This ill-conceived proposal, which runs contrary to the City of London's own policy (Sustainability SPD December 2023), will cause very substantial harm to the setting of the Barbican and Golden Lane Conservation Area, adversely impact views of St Paul's from the A1 Roman Road; significantly damage the setting of designated heritage assets including the Barbican Estate, Postman's Park and St Giles' Cripplegate; lead to the loss of two heritage assets (Bastion House and the Museum of London); and, in the demolition phase lead to the release of many thousands of tonnes of CO2.

I am concerned to note the disproportionate scale of the development relative to the adjoining Barbican Estate and other commercial developments in the surrounding area, and that it will do little, if anything, to serve as a gateway to the Culture Mile. The scale of the development will compromise the privacy of residents as well as that of pupils at City of London School for Girls.

I strongly object to the proposal to site the post-construction service bays via a shared ramp off Aldersgate Street, which will significantly impact the residential amenity of those who live in the adjoining blocks in the Barbican Estate and on the other side of Aldersgate Street. Indeed, I am deeply concerned that it will present a material risk to the health and safety of: residents and their visitors who access the Barbican Estate on foot and bike via the ramp on a daily basis; pupils at the adjoining City of London School for Girls who, because of their young age, may have a less developed appreciation of risk; and members of the public walking along Aldersgate Street who will be at risk from increased traffic flow in and out of a dark, sloped, concealed entrance. Any development on the site should primarily be accessible and serviced from London Wall.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Bert Rozeman

Address: 29 Monnery Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposal is out of scale and an inappropriate use for a sensitive site, unlike the redevelopment of Smithfield for the Museum of London. If Smithfield can be found a new use after several decades of neglect, the planning authority should now learn from this and reject this proposal.

From:

To:

Subject: Objections to London Wall West planning application nos 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC

Date: 24 January 2024 04:07:14

THIS IS AN EXTERNAL EMAIL

I wish to register my objections to the London Wall West planning application on the following grounds:

RESIDENTIAL AMENITY

The proposed new development will reduce daylight and sunlight for residents of certain blocks of the Grade 2 listed Barbican Estate and the Girls' School will be overlooked by the new offices. London House will be dramatically affected.

The Thomas More Car Park and ramp will be the only access point in and out of the development for all traffic. This will seriously affect how emergency vehicles would ever be able to gain access. No thought has been given to the impact on residents who use this carpark on a daily basis.

There is in reality little new green space being created by this development and what there is will receive only minimal sunlight, making them of very limited value as recreational spaces and will offer little biodiversity.

Regards,
Barnaby Spurrier

291, Shakespeare Tower
Barbican
London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sylvia Evans

Address: 8 The Postern Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Nos 140 & 150 London Wall

We are not opposed to the redevelopment of the old London Museum site at 140 London Wall. We want and expect this to happen. However, we are very much against the scheme that has been proposed.

The proposed development is too big and crowded for the site. It is overbearing, adds little of architectural merit and it does not respect the existing buildings and spaces. We would have thought that a greener scheme that concentrated on the preservation and redevelopment of Bastion House with sympathetic additions would have been a far better option for all concerned. We hope that planning consent is not given to this scheme as it is proposed.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Hilary Sunman

Address: Flat 124 Willoughby House City Of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:-Demolition releases tonnes of CO2 in violation of the CoL's commitments. There are sound and sustainable options or retaining and re-using the existing buildings, in line with national and local climate change alleviation policies, and previous CoL commitments

-The former Museum is a masterpiece, of a piece with the whole listed Barbican estate, as are the existing highwalks, and should be protected. Not demolished.

- The proposed development ignores the history of the site and the potential for enhanced historical reference

- The proposed redevelopment is too large and out of scale with the existing Barbican Estate, the volume of the proposed New Bastion House is more than 2.5 times that of the existing building.

-There is limited office demand in the City, and were there to be demand there are plenty of other sites within the City

-There will be severe loss of amenity in terms of cherished sight lines, especially of St Paul's from the Barbican as well as loss of daylight and sunlight for both residents and the COLSG.

- Access to Thomas More carpark, currently used for emergencies as well as deliveries will be

severely affected, as will residential access.

- There have been other proposals for this site which involve re-use of existing buildings which show sensitivity to the existing buildings and neighbourhood.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jonathan Palmer-Hoffman

Address: 25 Bardsley Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As an architectural designer and proud London transplant, I am deeply shocked by the scope of demolition proposed in this planning application. I am especially concerned for the plight of the former Museum of London and Bastion House, which I and many others find to be superb monuments of the mid-20th century. I would respectfully ask that the City of London strongly considers an adaptive reuse scheme for these buildings. A carefully-crafted plan would be much more respectful to the city, the Barbican neighborhood and English heritage. These buildings offer so much potential for a creative reimagining, not merely a barbaric erasure. From a sustainable point of view, reuse would much closer align with the City's self-professed environmental policies. Thank you.

From:
To:
Subject: London Wall West
Date: 24 January 2024 14:38:35

THIS IS AN EXTERNAL EMAIL

I am writing to object strongly to the proposed development of the Museum of London and Bastion House site, London Wall West.

The demolition of the existing buildings on the site will be seriously damaging and should not happen. The embodied carbon released through demolition goes against current climate change policies, including those of the City. There are several sites under development in the area which would suggest that working with existing structures is definitely possible.

The buildings as they stand form a key part of a historic development, a cornerstone of the Barbican Estate and Barbican South. Their design, form, volume and siting has all been considered as a part of, and complementary to, the overall Barbican development. Furthermore the surrounding areas are a key part of the City's heritage, eg the churches, the Wall and the small parks, and these will be 'lost' or considerably affected, eg with loss of sight lines, light and privacy, by the massing of the proposed buildings.

Furthermore, the proposed development fails to convince in terms of the proposed usage. Is there really a demand for further office space, or is this a speculative venture?

The site is a key part of the Barbican Estate. I urge the Council to consider its value as such, and work with others to use and modify the existing buildings - not demolish and create something that both loses all differentiation from other parts of the City, but also destroys a key part of an international landmark.

Yours faithfully,

J.E.Dix

42 Lauderdale Tower
Barbican
EC2Y 8BY

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Wendy-Jane Catherwood

Address: 76 London House 172 Aldersgate St London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:As the owner of a flat in London House, 172 Aldersgate St, I object to the planning application (23/01304/FULEIA) as submitted. My reasons.

1. The proposed new North Building, (a smaller office building in comparison to the extensive new office space included in the Rotunda Building and New Bastion House), should be omitted for the following reasons:

The first (and higher) floors of the North Building will form a permanently occupied viewing area into the living rooms and bedrooms of the 1st-4th floor flats in London House. This overlooking will result in a significant decrease in the privacy.

The proposed roof garden on the North Building will accessible 24 hours a day and is a potential source of noise and disturbance to all of the flats in London House fronting Aldersgate Street.

Removing the North Building will enable Aldersgate Plaza to be expanded into a more useable open space and will open up the front of Grade II listed Ironmongers Hall, greatly enhancing the area.

2. Whether or not the North Building is retained, the proposed new highwalk along Aldergate east side, from John Wesley Highwalk to the new Rotunda Building, should be refused for the following reasons:

It is not required. Residents of the Barbican have numerous other ways to get around and most of them shorter. It is not required for access to the new building as the entrances are on the ground and accessible from Aldersgate Plaza

The proposed new highwalk will be very noticeable has the potential for noise and disturbance from antisocial behaviour, 24/7, to all of the flats in London House fronting Aldersgate Street.

3. All of the flats in London House fronting Aldersgate Street, bedrooms and living rooms, will be affected by night-time light pollution from the offices on the north-western side of the Rotunda Building. Offices tend to leave lights, regardless of whether anyone is working there at the time so this is not only causing pollution but an unnecessary waste of resources.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Stuart MacKenzie

Address: 353 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I wish to make a formal objection to the redevelopment plans by the City of London Corporation to build a wholly inappropriate office blocks on London Wall, which would involve the demolition of Bastion House and the former Museum of London.

My reasons are as follows:

1. The development would impinge badly on nearby local residents in the listed Barbican estate, the City of London Girls' School, and surrounding offices. The size of the development would reduce daylight for people living and working in the vicinity, and be totally out of scale with local valued buildings and amenities.

2. The demolition of existing buildings would breach the City's own zero emission targets, and create a pollution health hazard to people living and working nearby (as above). The former Museum of London and Bastion House have heritage value, which should be respected by the

City Corporation.

3. The development would limit access for deliveries, refuse collections, emergency and postal services, as well as blocking access to the busy Thomas More car park.

4. The need for such a large and inappropriate office development has not been made, and is highly questionable. There are many other useful, less intrusive, and less impactful ways the site could be sensitively redeveloped. For example, the creation of affordable accommodation for the City's key workers eg. Bart's Hospital nursing staff, better premises for primary healthcare services such as the Neaman Practice, as well as other local amenities.

5. The development goes against the City's former declared philosophy and planning to have high-rise office building clusters in the City's eastern areas, with cultural activities, tourist attractions and residential accommodation towards the west.

The Corporation seems to be intent on riding rough-shod over the genuine concerns and objections of local residents, who are key stakeholders and contribute a great deal to the success and well-being of the City.

Comments for Planning Application 23/01304/FULEIA

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Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Dr Bob Harris

Address: 22 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am OBJECTING to this application on the grounds set out below and ask that it be REJECTED by the City of London acting as local planning authority and/or WITHDRAWN by the City of London Corporation acting as the applicant.

1. The application fails to comply with the City's Climate Action policies. The WLCA analysis is flawed, the conclusion drawn will inhibit the achievement of City and national CO2 targets for 2040, it is morally unjustified in the light of the climate emergency, and it runs counter to the recent assurance given by the Chair of P&R that all options remain on the table.

2. The proposed use of the LWW site as an office-led development is inappropriate. I object strongly to the use of the LWW site primarily for offices. It is adjacent to the largest residential area in the City, it has had a major cultural institution there for over 50 years, and there is a significant

amount of empty class-A office accommodation in the vicinity.

3. The height and mass of the proposed buildings is excessive. They would despoil the views both from the south and from the north. The proposed buildings would have a serious adverse impact on daylight and sunlight across neighbouring residential buildings and my own flat in particular. If approved, the height of the proposed Rotunda Building should be limited to a maximum of eight stories.

4. The proposed development with all vehicles required to use the existing ramp from Aldersgate St. would cause traffic chaos for many residents who use the TMH car park.

5. The draft Construction Management Plan has serious deficiencies: the proposed ban for at least 5 years on residents using the TMH ramp to access the car park; and the proposal to erect a multi-level staff welfare accommodation block overlooking most flats in TMH and Mountjoy. These are not acceptable.

I have emailed a longer document that sets out these arguments in more detail. I request that this document be included in public comments on this portal.

Objection to planning application 23/01304/FULEIA - London Wall West - by Dr Bob Harris

This objection is submitted by Dr Bob Harris of 22 Thomas More House, Barbican, London EC2Y 8BT.

I am OBJECTING to this application on the grounds set out below and ask that it be REJECTED by the City of London acting as local planning authority and/or WITHDRAWN by the City of London Corporation acting as the applicant.

1. The application fails to comply with the City's Climate Action policies

The City of London Corporation (COLC) aspires to be a leader – nationally and internationally – in addressing the global emergency of climate change caused by the emission of CO₂. As part of that initiative, it has developed a Climate Action Strategy and has adopted a Planning Advice Note¹ to guide developers putting forward proposals for building (re)development. The PAN requires (WLC carbon reduction principle 1) “confirmation that options for retaining existing buildings and structures have been fully explored before considering substantial demolition”.

Whilst the planning application sets out a WLCA assessment for a number of refurbishment and redevelopment options, it dismisses these in favour of complete demolition and redevelopment (Scenario 9). It dismisses other possible refurbishment options on the spurious grounds of a risk of disproportionate collapse to Bastion House despite: a) having received an assessment from renowned experts that this is not a risk, and b) having carried out a soft market test which led to three developers expressing well-founded interest in refurbishment and redevelopment.

This is not acceptable and should not preclude such options being explored. Indeed, the Chair of the Policy & Resources Committee gave such an assurance (see Appendix 1) in his letter of 29 September 2023 which stated: “The submission to planning, however, does not preclude options for re-use. In effect, all options remain on the table.....We intend to ask the market to formally come forward with bids for the site which could be on a redevelopment, reuse, or partial reuse basis.”

However, returning to the WLCA analysis of the limited range of options presented in the planning application, I submit that these mis-represent the conclusions in two ways, see² pages 32-43:

- i. **The use of a 60-year timescale:** Table 10-1 shows that the huge addition of embodied carbon required for Option 9 means that it takes 30 years before its estimated carbon usage is the lowest (as noted in section 12 of the report).
- ii. **The comparison is made per square metre:** this means that the absolute size of the development is ignored. Because Option 9 has the largest GIA of any of the options examined, it will emit more CO₂ over a 60-year life than any other option examined. The data in Table 9-1 and Table 10-1 of the document show that Option 9 is projected to emit 98,000 tonnes of CO₂ over 60 years while Options 3a-6 are projected to emit 80-86,000 tonnes over the same period.

¹ Whole Lifecycle Carbon Optioneering Planning Advice Note

² Carbon Optioneering Study

It cannot be over-emphasised that the climate emergency is here and now. An option which (even on the applicant's own argument) would not be the best in carbon terms until 2058 (30 years after project commencement) would hamper both the City's own targets and national targets for CO2 reduction. But the analysis above shows that the situation is actually worse than that as Option 9 would lead to more CO2 in the atmosphere until beyond 2088.

In summary, the WLCA analysis is flawed, the conclusion drawn will inhibit the achievement of City and national CO2 targets for 2040, it is morally unjustified in the light of the climate emergency, and it runs counter to the assurance given by the Chair of P&R that all options remain on the table.

2. The proposed use of the LWW site as an office-led development is inappropriate

The LWW site covers an area with a rich heritage and which has had a world-leading museum at its heart for over 50 years. When the decision was made to move the Museum of London to a new building in Smithfield, the COLC launched a feasibility study in May 2017 for the development of a new Centre for Music on the site. This was seen as a key piece in "opening up a cultural corridor from Tate Modern, via the Millennium Bridge and St Pauls into the emerging cultural hub...including the Barbican, Guildhall School, London Symphony Orchestra and Museum of London" (see Appendix 2). The then Chair of Policy & Resources said: "This is an important step towards the transformation of this vibrant area around the Barbican Centre and Guildhall School of Music & Drama into a world-class cultural hub."

When the decision was taken in February 2021 to abandon the Centre for Music due to financing challenges, it was widely anticipated that a revised cultural strategy for the LWW site would be developed, but despite many requests for such a strategy to be developed it has not been progressed. It came as great shock when we soon learnt that the COLC had charged the Property Investment Board to develop proposals for the site with a view to generating the maximum financial return. This has led directly to the current planning application.

I object strongly to the use of the LWW site primarily for offices (over 80% of the GIA). It is adjacent to the largest residential area in the City, it has had a major cultural institution there for over 50 years, and there is a significant amount of empty class-A office accommodation in the vicinity.

The application should be rejected and/or withdrawn in its entirety to allow a more appropriate use of the site to be drawn up.

3. The height and mass of the proposed buildings is excessive

I have met with members of the LWW Project Team on several occasions over the last 2-3 years to discuss the emerging proposals. It was stated on more than one occasion in respect of the height and mass of the two proposed tower blocks that: "we plan to build them as high as we can get away with". There was no concept of blending in with the existing/retained buildings. The result is an application which more than doubles the footprint of Bastion House, along with a second tower block of a similar height and a similar footprint that results in an increase of 230% in office space on the site. There are several consequences of this very large increase:

3.1 The local townscape would look exceedingly unsightly. Approaching from St Pauls to the south up St Martin-le-Grand, the buildings are 6-8 stories high on either side of the road. The proposed new Rotunda Building will rise to 14 stories and dominate the northward view and surrounding buildings. An even worse townscape will be seen from Aldersgate St looking southward, with the massive Rotunda Building blocking the view (see Appendix 3).

3.2 The adverse impact on daylight and sunlight. My flat is in Thomas More House on the First Floor above Podium Level. Since it was first built, it has experienced the loss of sunlight and daylight from developments to the south and east. The proposed Rotunda building would be a new, massive obstacle which would further reduce the sunlight and daylight which I currently enjoy.

The tables and analysis set out in the application documents³ are misleading in that they claim that key measures (Vertical Sky Component VSC, No Skyline NSL, and Annual Probable Sunlight Hours APSH) meet the BRE target values – when in fact these measures are already below the target values and would be reduced further by the proposed new buildings. In the case of Thomas More House:

- i. Table 13-16 shows that only 36 of 331 windows and 18 of 213 rooms meet the VSC criterion set by the BRE in the baseline (current) situation. Since the proposed LWW will reduce sunlight, the analysis in Table 13-21 that allegedly shows that 255 out of 331 windows ‘meet the BRE target value’ is patently untrue.
- ii. Table 13-16 also shows that 186 of 213 rooms meet the NSL criterion set by the BRE in the baseline. Again, the analysis in Table 13-23 that allegedly shows that all 213 rooms will ‘meet the BRE target value for NRL’ with the proposed LWW development is not true.
- iii. Table 13-18 contains the baseline sunlight analysis which shows that 153 south-facing windows out of 326 meet the APSH criterion. However, the analysis in Table 13-25 that allegedly shows that 322 out of 326 windows will ‘meet APSH criteria’ with the proposed development is not true.

The submitted documents treat every adverse impact of less than 20% in these measures as acceptable and thus to be ignored. For those locations (ie residences) where the adverse impact is greater than 20% (in aggregate over 1,000) a range of excuses are used to dismiss them as negligible and/or not significant. This has a particular impact on Thomas More House, Mountjoy House and 172 Aldersgate Street.

The estimates provided for my own flat (page 29 of the document⁴) show that:

- i. The existing VSC of 14% is well below the BRE target of 27% and will deteriorate further to 12% if the LWW proposals proceed.
- ii. The baseline APSH of 30% annual sunlight and 17% winter sunlight will deteriorate to 28% annual and 15% winter if the LWW proposals proceed.

³ ES Vol I – Chapter 13 – Daylight, Sunlight, Overshadowing, Solar Glare

⁴ ES Vol III – Appendix 13B -Sunlight Amenity Analysis (1st floor, windows W7 and W8)

In summary, the planning application would have a widespread adverse impact across all of the neighbouring residential buildings and my own flat in particular. I therefore object to the height and mass of the proposed development and, if approved, request that the height of the proposed Rotunda Building be limited to a maximum of eight stories.

4. Congested access to residents car park

The design proposals set out in the Delivery and Servicing Plan⁵ state (page 13) that “All service vehicles will access the Site via the existing ramp from Aldersgate Street. This ramp is shared with vehicles entering and leaving the Barbican residents’ car park”. Later in that document it is explained that this will require a control point with barrier on the ramp, along with traffic light controls and an intercom system to the two underground yards.

There are several deficiencies in the analysis set out in the document:

- i. There is inadequate recognition of the current volume of vehicle traffic using the TMH Ramp. This is not just vehicles owned by residents who park in the TMH car park (from Thomas More, Mountjoy, Seddon, Lauderdale Tower and other blocks), but also delivery vehicles and contractor vehicles.
- ii. The area in front of the current Car Park Attendants office is often congested with delivery vehicles, but the LWW plans assume that this can be used as a new thoroughfare.
- iii. The projected volumes of delivery and service vehicles set out in the document make over-optimistic assumptions about the steady and managed flow of vehicles into the underground yards but take no account of the likely increases in peak arrival rates due to traffic conditions in the wider area.
- iv. No estimates are made of the number of vehicles expected for service and maintenance visits which by their nature require extended periods of parking.

There is a high likelihood that vehicle access to the proposed new buildings, by residents to their current parking facilities, and by suppliers to residents will become heavily congested.

It is requested that the applicant be required to review the proposed vehicle access arrangements, and to put forward arrangements which ensure adequate access by residents to their existing long-standing facilities.

5. Deficiencies in the draft Construction Management Plan

The documents submitted by the applicant include a draft Construction & Environmental Management Plan⁶. I was informed by the LWW Project Manager at the recent public consultation that because the COLC planned to sell the site to a developer, the sub-contractor who prepared the CEMP was not assured of working on the actual development – and hence everything in the plan could be changed!

⁵ Delivery & Servicing Plan Part 1 & Part 2

⁶ Construction & Environmental Management Plan

However, amongst many concerns that I have with the draft CEMP, I would like to observe two elements that would not be acceptable in any revised version:

- i. On page 36, it is stated: “Meanwhile, for safety reasons and to minimise construction delays, residents and service vehicles should access the car park using the back exit which can be found c.90m north of the rear service yard ramp along Aldersgate Street. This entrance provides access to the entire car park. Service vehicles that do not fit through this entrance will be able to use the existing ramp access, however should only be utilised when absolutely necessary”.

This would be a major disruption to all current users of TMH car park and Lauderdale car park, and it is proposed to be in place for at least 5 years. The ‘back exit’ on Aldersgate St can only be accessed by a 180 degree turn from the road. The entrance height into the underground car park is too low for vans and possibly SUVs. The route through the Lauderdale car park to the TMH car park is very narrow and would very easily become congested.

- ii. On page 61, it is stated: “Staff Welfare - For the main construction and fitting out phases, a large set up will be required to accommodate up to an estimated 900 operatives and staff. It is proposed that the new concrete infill structure is constructed above the north service yard early in the programme to provide space for a multi-level accommodation building”.

This would be a huge temporary structure which would overlook the CLSG sports field and most residents flats in Thomas More House and Mountjoy House for at least a 5-year period.

It is requested that conditions be applied to any approved planning application that preclude either of the above elements to be included in a revised Construction & Environmental Management Plan.

Appendices

Appendix 1: Letter from the Policy Chairman 29 September 2023 (separate document)

Appendix 2: City of London Press Notice – 11 May 2017

Appendix 3: View of proposed Rotunda Building from Barbican Station overbridge

Appendix 2: City of London – Press Notice 11 May 2017: The Centre for Music project

The Centre for Music project, led by partners the Barbican, London Symphony Orchestra and Guildhall School of Music & Drama, has today announced the competitive process, funded by the City of London Corporation, for the recruitment of an expert design team to develop a concept design for an inspiring and innovative new Centre for Music in the City of London.

The three partner organisations, which are leading on the development of a detailed business case for the new Centre backed by the City of London Corporation, are seeking applications from internationally recognised experts from across the globe to develop plans for a state-of-the-art building of acoustic and visual excellence.

The partners are looking to appoint a design team comprised of creative and world-leading experts in their field that share the partners' vision, that can engage with the multi-faceted nature of the brief, and who can work with them towards a concept design to ensure the most exciting and dynamic outcome for the project.

The procurement process, submitted as Contract Notices to the Official Journal of the European Union, will lead to the appointments of the following roles [...] to develop a concept design for the new Centre, with the intention of continuing the contracts to project completion. The concept design will form part of the detailed business case to be submitted to the City of London Corporation in December 2018.

The City of London Corporation has provided up to £2.5 million in funding to complete this detailed business case for the Centre for Music. The Centre would contain a world-class concert hall, education, training and digital spaces, excellent facilities for audiences and performers, and significant supporting commercial areas. It would be a place of welcome, participation, discovery and learning fit for the digital age.

At the heart of the City of London's thriving arts venues and its emerging cultural hub, this landmark new building would be a visible signal of commitment to the future of music that enhances London's position as a world leading centre for the cultural and creative industries. The preferred site for the Centre for Music, which the City of London Corporation has agreed in principle to make available, is currently occupied by the Museum of London, and will become available when the Museum of London fulfils its ambition to move to a new site at West Smithfield. The current Museum of London building would be demolished with the site reimaged and redesigned to accommodate the new landmark Centre for Music.

The strategic location of the site would open up a new 'cultural corridor' bringing visitors up from Tate Modern, via the Millennium Bridge and St Paul's into the emerging cultural hub developed by the City Corporation and its four core partners the Barbican, Guildhall School, London Symphony Orchestra and Museum of London. 1.5 million additional visitors a year are expected in the area from 2018 as Crossrail opens stations at Farringdon and Moorgate, and the North-South Thameslink line is also upgraded.

Dr Andrew Parmley, Lord Mayor of the City of London, said:

“We support the ambitious plans for a Centre for Music at the heart of the City of London, one of the finest cultural hubs in the world. This vibrant area has supported creativity and innovation to flourish across every sector and helped secure London’s position as the pre-eminent financial centre. Visually striking, acoustically perfect and open to all, a new Centre for Music – facing St. Paul’s Cathedral, Millennium Bridge and Tate Modern – would be an important investment in the strength of the Square Mile and our neighbouring communities.”

Catherine McGuinness, Policy Chairman at the City of London Corporation, said:

“This is an important step towards the transformation of this vibrant area around the Barbican Centre and Guildhall School of Music & Drama into a world-class cultural hub. Culture, open and available to everyone, attracts people to work in, live in, and visit the Square Mile. We want to keep this vision at the heart of the City experience.”

Sir Nicholas Kenyon, Managing Director, Barbican; Kathryn McDowell CBE, Managing Director, London Symphony Orchestra and Lynne Williams, Principal, Guildhall School of Music & Drama said:

“Today’s announcement is the latest stage in the development of this potentially transformative cultural project. Our aim is to recruit the strongest possible team of outstanding architects and experts from across the globe to seize this once-in-a-generation opportunity to create a landmark new building that inspires current and future generations through the power and excitement of live music.”

Appendix 3: View of proposed Rotunda Building from Barbican Station overbridge



Comments for Planning Application 23/01304/FULEIA

Application Summary

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Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Henry Morgan

Address: 156A Upper Clapton Road, Clapton London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan does not take into consideration the historic and heritage value of the existing buildings onsite. Nor does it take into consideration their potential for reuse and retrofit. There is both a substantial case for historic and ancient heritage that must be celebrated as well as 20th century to present cultural appreciation that should be understood. In such a vital location in the city of London, this site requires the highest delicacy and sensitivity in its intervention. The site should be understood as an opportunity for the social and cultural aspects of the city prior to its capital potential.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Joanna Rogers

Address: 254 St. Davids Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Buildings of this type of heritage should be kept as a memory of the architecture of the past.

Refurbishment over demolition is the way forward.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Jennifer Harris

Address: 22 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this proposal to build two massive office blocks on the site of Bastion House and the Museum of London. There is no need for further offices in this part of the City and these buildings would be quite out of scale with the surrounding approaches.

The proposed Rotunda building would block out yet more daylight and sunlight in Thomas More House and other residential blocks. It is much too high and should not be approved.

The proposed use of the TMH ramp from Aldersgate St to the residents car park by construction vehicles and as the only route into and out of the proposed development would be most inconvenient and unpleasant for residents. It should not be allowed.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Clive Bannister

Address: Chair, Museum of London c/o 150 London Wall London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: This scheme is an imaginative solution to what we in the Museum know to be a site filled with inherent difficulties with buildings that are not sufficiently charismatic to warrant the levels of investment that would be required to bring them up to standard.

We the Board and Executive have been working hard to move the Museum of London from 150 London Wall, for reasons to do with the parlous state of our current buildings which are configured so as to make them impenetrable.

We look with interest and natural concern at what could happen to our current site when we leave. A scheme like this with more open access, a clear commitment to engaging local communities and to culture, better, greener spaces at street level feels like the right solution.

Knowing the Powell & Moya buildings as we do, so well, we know that they are not fit for purpose and as for certain parts such as Bastion House we know the very real problems of having one building sitting on top of and going through, another.

If this scheme can be pulled off it will have a transformative effect on London Wall, a part of the City that is soulless and anti-people.

We look forward to seeing how the consultation and work with interest groups creates a truly people focussed place. If this scheme were to happen we think that it would go a long way towards this, then we could inhabit our new site knowing that a better more interactive and meaningful place that been created as a result of our departure.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Colin Slaughter

Address: Flat 103 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:1. The height and volume of the proposed buildings are too great for the site adjacent to a residential conservation area and within eyesight of St Paul's.

2. Demolition and reconstruction will create excessive noise, pollution and traffic disruption over many years and is contrary to the City's policy on reaching zero carbon.

3. The change of use from cultural/educational to commercial is contrary to the City's policy of creating a cultural destination in the culture mile area.

4. Flats in Mountjoy and Thomas More will suffer from reduced sunlight/daylight particularly in the winter.

5. Flats in Mountjoy will suffer reduced privacy as the new Bastion House will come to within a few metres from bedrooms.

6. A development of this great size must have its own dedicated service access routes. Reliance on the neighbouring Thomas More access ramp creates an unacceptable and dangerous increase

on a route which is in constant use.

6. This overbearing development will cause environmental impoverishment in Aldersgate Street which will be darker with more gusty wind. It creates a hostile street environment for pedestrians and cyclists which, again, is contrary to policy of reducing car use.

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Case Officer: Gemma Delves

Customer Details

Name: Mr David Hawkins

Address: 923, Frobisher Crescent Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wholeheartedly oppose the proposed demolition on the grounds of environmental impact, architectural vandalism, inappropriate development objectives and the destruction of an exceptional built environment.

As a longstanding resident of the Barbican I am deeply aware of and grateful for this unique twentieth century development: it's an extraordinary place to live. This proposal would radically and irreparably damage the Barbican in terms of look, feel and identity.

I am particularly shocked at the proposal to demolish Bastion House (140 London Wall) which is an exceptional example of twentieth century office design. It has an integrity and quality that makes preservation a necessity. Far better to repurpose this building for residential use (as happened with Blake House in the Barbican). It should be noted that the developers have deliberately tried to rush through this application before the building be listed alongside the already listed Barbican.

More broadly, this application is driven by an appetite to remove and rebuild rather than re-use - with all the carbon generating inputs this implies. There have been a host of realistic and sympathetic counter proposals for this site that would deliver far less environmental impact and provide a far more sympathetic and beneficial set of outcomes.

I strongly urge that this application be rejected.

From:
To:
Subject: Objection to 23/01304/FULEIA
Date: 25 January 2024 17:56:46

THIS IS AN EXTERNAL EMAIL

I am Charles Thomson of 61 Castle Brooks, Framlingham IP13 9SG, a member of the public.

I wish to object to this application in the strongest possible terms. My objections are moral, aesthetic and practical.

Moral: I understand that the City of London supports this proposal because it maximises their profit. However, the City of London has a greater duty to its citizens, to do what is in their interests. There are very few residents in the city of London - but a significant proportion of them are in the Barbican and they would be adversely affected by this development. The proposal is also directly against the stated aims of the City and the UK generally to control carbon emissions. This is a speculative development with no particular tenants in mind and could stand empty for years.

Aesthetic: The proposed buildings are far larger than anything in the immediate surrounding area and would be out of scale and lack any sympathy with the architecture of Aldersgate Street. They would transform the appearance of Aldersgate Street and London Wall, destroy views of St Pauls and deny afternoon and evening sun to much of the Barbican estate. They would have a severe impact on the appearance of the historic buildings nearby. The destruction of buildings that are widely considered suitable for re-use is contrary to the City of London's stated priorities and to do it to achieve such a negative result is indefensible. This is an area close to one of the remaining parts of London Wall, with other areas that need protection such as the churches and Postman's Park. The destruction of the peaceful rotunda area at the Museum of London seems like needless vandalism. I own flat 80 at London House, 172 Aldersgate Street which would be particularly badly affected by these proposals, losing a substantial proportion of my daylight and a large proportion of my views. London House would be dwarfed by a huge building directly across Aldersgate Street, which is not wide enough to accommodate a building of that scale.

Practical: Have the planning committee been given a project plan for the use of the access ramp? To remove the detritus from the condemned buildings plus bringing in all the material for the new build would be many thousands of lorry loads. What are the implications for the existing users of the ramp during construction and afterwards? It seems likely that there would be a substantial negative impact on the residents and the local streets. From the comments of the Ironmongers, it appears that the City does not even own all of the site. There is widespread public cynicism about planning processes, particularly in a case like this where the City appears to be on both sides of the process. It is very important that the public reaction should be taken into account to reduce any such suspicion. Approval of this project would massively increase the suspicion.

This proposal is not in the public interest, not in the interests of the residents of the City of London and not in the interests of anyone who cares about global warming. The public reaction is very strongly against this proposal and it should therefore be rejected.

From:
To:
Subject: Objection to Planning application 23/01304/FULEIA London Wall West
Date: 25 January 2024 18:04:42

THIS IS AN EXTERNAL EMAIL

Planning application ref 23/01304/FULEIA

I'm writing to object to the proposed scheme, for the following reasons

Sustainability and climate action policy

1. The City Corporation has been championing the journey towards Net Zero and indeed a couple of months ago was proudly saying that it would be there by 2027. The planned demolition and building work directly contravenes this approach and will result in thousands of tonnes of embodied carbon being released into the environment over a period of many years.
2. The City has also repeatedly stated its intention to move away from a demolition approach to favour one of refurbishment - this development makes no attempt to honour this declaration and runs counter to national as well as local climate action policy.

Mass, scale and architecture

1. Bastion House and the former Museum of London are important cultural heritage assets. They were designed and built contemporaneously with the Barbican estate and are in balance and proportion with it. By contrast, the proposed development makes no attempt to reflect its location architecturally, and also bears no visual relationship whatsoever to the Barbican Estate, one of the most architecturally coherent and distinctive – if not the most coherent and distinctive – schemes in London.
2. The proposed buildings are wildly out of scale – Bastion House is more than two and a half times the size, and the Rotunda development twice the size of the original. They will dwarf their site and surroundings.

Culture

1. What is proposed directly contradicts the City's ambition to create a cultural centre: " ... redefining the City of London, so that the Square Mile becomes known and admired as much for being a world-class cultural destination as for its position as a leading global financial centre". It is hard to see how a couple of huge office buildings (albeit with a café or two and some open space for a folk trio and a yoga class, if the London Wall West walkthrough is anything to go by) will attract visitors in any number.
2. Let's not forget the relatively recent proposal to repurpose the Museum of London as a 2000 seat venue for music. Surely our cultural heritage is better enhanced by repurposing the existing building as a gallery/auditorium/theatre/arts space than by razing it to the ground and building more offices.

Heritage

The impact on the development on the site's location and circulation routes as one of the oldest and historically significant roads in the UK and site of both Roman and Saxon City gates has also not been properly considered.

Residential amenity

1. Despite the City of London's Local Plan 'City Plan 2036' that set out to maintain 'viewing cones' to protect the views of St Paul's cathedral from several key vantage points. London Wall West will be at the edge of a consultation area for two of those viewing cones.
2. It is deeply concerning that City has not taken steps to prevent the planned overlooking of the City of London School for Girls by the new office buildings. This - particularly, the loss of privacy for the school's games areas - demonstrates an alarming lack of understanding, sensitivity and awareness.
3. The new development will block sunlight for many of the flats in the Barbican Estate. This is significant because winter solar gain is a key element of the estate's heating plan and

construction, and the loss of direct sunlight is likely to require changes to many flats' heating systems. As they are Grade 2 listed buildings, these changes will be difficult and expensive – if not impossible.

4. The Construction Management Plan details closures to pavements, bus stops and highwalks, all of which will restrict routes and access around the estate to residents, particularly the elderly and those with restricted mobility.

5. Plans for managing traffic in and out of the new development - including reducing the width of the entry with a central island and installing new entry barriers and traffic lights - are poorly considered. The complexity of the arrangement suggests that access in and out of the site will not be sufficient for the amount of traffic needed for deliveries and waste for the new office buildings, let alone for the amount and scale of construction traffic, as detailed in the Construction Management Plan.

Demand

1. There is no clear evidence of demand for this development. It is purely speculative in nature - no tenant has been found to for the site – and so clearly breaks the promise given to local residents at the BA annual meeting 2 years ago, that the City of London was not seeking to maximise the financial return on use of the site.

2. With vacancy rates for central London office space at 9.4% (almost double the long-term average) it is hard to see that this development fills a need. Especially as office usage and commuting patterns have changed dramatically since Covid, and remain unlikely return to pre pandemic levels.

Justin Rogers
251 Lauderdale Tower, Barbican, EC2Y 8BY

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Alma Tischlerwood

Address: 144 Albyn rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:Freak weather, climate change hence we cannot afford to destroy buildings such as former MUSEUM OF LONDON and BASTION HOUSE. Please be sensible

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Al Nicolai

Address: 604 Mountjoy London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to the proposal made by the City of London on the London Wall West as it will affect negatively residents of the Barbican particularly Mountjoy and Thomas More House through loss of daylight/sunlight, limit the car park access for residents and increase level of pollution significantly making a farce of the City of London's own commitment to net zero.

I urge you to refuse this application.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Al Nicolai

Address: 604 Mountjoy London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
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Case Officer: Gemma Delves

Customer Details

Name: Vony Drouant

Address: 602 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object to this London Wall West project. It will damage the environment, ignore climate change concerns for the next generation and be a downgrade for residents, visitors and City workers. The site should be reused and refurbished as it is a huge opportunity for the City to do something different.

I urge you to refuse this application

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Case Officer: Gemma Delves

Customer Details

Name: vony drouant

Address: 602 mountjoy house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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I urge you to refuse this application.

Best,

Comments for Planning Application 23/01277/LBC

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Case Officer: Gemma Delves

Customer Details

Name: Olivia Nicolai

Address: 604 Mounjtoy London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to object the proposal on Londwallwest as it will damage the resident amenity particularly in thomas more car park making it the sole access ramp which could be dangerous for the access to emergency vehicles. It will create substantial noises disturbance and worsen air quality in the City for residents and workers. The increase in traffic on Aldersgate will also negatively impact local residents.

Secondly the proposal to destroy Bastion House and to rebuild a much larger one will unleash tens of thousands of tonnes of carbon emissions and reduce significantly daylight/sunlight for residents.

I urge you to refuse this application.

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Case Officer: Gemma Delves

Customer Details

Name: Olivia Nicolai

Address: 604 Mountjoy House London

Comment Details

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I urge you to refuse this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Imogen Malpas

Address: 253 Lauderdale Tower, Barbican, London EC2Y 8BY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My objection to the aforementioned plan is based on the following:

1. Plans for demolition are partly based on the assertion that Bastion House is structurally unstable, however this has been proved incorrect.
2. Residents and neighbours are not at all interested in further office space being provided within the Culture Mile especially when many office blocks stand partially empty in the area post-COVID. A cultural offering, based in the original buildings on the site, would be far better received.
3. CO2 release resulting from demolition is tantamount to a crime in our warming world, and is additionally contrary to the City's Climate Strategy and draft Sustainability SPD. As has been mentioned, no independent review of the Whole Life Cycle Carbon Assessment has been published. Until such a time as this occurs, these proposals should not be approved.
4. Due to a lack of light resulting from two large buildings, plants (as displayed on visual representations of the site) are very unlikely to grow well, especially since there has been a failure to obtain up to date species monitoring information from GiGL (so how would we know what could

actually grow well on the site?). So what do we end up with? Nameless faceless office blocks that block light and nature, and contribute nothing (except negative energy and unnecessary pollution) to our neighbourhood.

In a climate crisis, these actions are misinformed, unkind to future generations, and will be seen as backwards by future stakeholders. I urge you to review this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jonathan Dow

Address: 134 Thomas More House Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object extremely strongly to building application 23/01304/FULEIA:

* I am simply bemused by the inability and/or unwillingness to give due consideration to both local and national climate policies. I would expect much better from the city although, over recent years I have become saddened by the frequency and ease with which the City of London demonstrate no concern for or empathy towards its residents. At best this is embarrassing - both to be a once proud resident but also as a demonstration of 'best professional practice' on the part of the City.

* I worry about the inevitable huge impact on the heritage within the area. Architecturally significant buildings should ALWAYS be retained and re-used. Anything other than this is inexcusable and should not even be given consideration. Surely one doesn't have to leave within the area to realise this? The inability to recognise, acknowledge and act upon this, on the part of the City, is nothing less than bewildering.

* Access to/from Thomas More car park will be severely impacted. This will cause a significant number of residents huge inconvenience, it will be constant source of unwelcome noise (during and post any works) and it will grossly impact on potentially life saving emergency access.

* The proposed development, even with the artificially glossy brochures, is hideously ugly at best. The negative visual impact on the immediate and wider area - especially being in such ridiculously close proximity to buildings of such significance architecturally is undoubtably going to have a hugely negative impact on the likelihood of people visiting the area - counter-productive and again glossed over with untruths.

* The huge loss of light for local residents, especially those of the Barbican, clearly demonstrates the City's support for even more unwanted, unnecessary and unwelcome office space over the health and well-being the community which it should prioritise serving.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr John Holland

Address: 262 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: It represents gross overdevelopment, a complete disregard of current environmental policies as well as no genuine consideration of how the existing buildings can be adapted. Further it is based on the erroneous assumption that the overwhelming need over the next three decades is further office requirements when current views based on detailed evidence is that is unlikely. Most research is counter to their being such a need.

Response to

23_01304_FULEIA-STATEMENT_OF_COMMUNITY_INVOLVEMENT-1476340.pdf

23_01304_FULEIA-ES_VOL_I_-_CHAPTER_3_-_ALTERNATIVES_AND_DESIGN_EVOLUTION-1476429.pdf

Overview description and comments on the City's community involvement in the development of London Wall West

1 Early engagement with local communities - February - November 2021) (SCI - page 48)

While the City refers to its early engagement with local communities from February - November 2021, there was never any consultation on the fundamentals of its proposal, i.e a full demolition of the existing buildings and new build to allow for a major office development. The Environmental Statement - volume 1 - states that following the decision not to progress the Centre for Music, confirmed in February 2021, the team began to develop commercially-led proposals that were shown to the public for the first time in the winter of 2021. (ES Volume 1 - 3.5.2). The SCI confirms this, referring on Page 48, to key decisions taken by the Project Investment Board in September 2021, and early engagement thereafter on "initial design concepts".

One of the aims of the "engagement", which did take place during this period, led by organisations such as CASC and Peppermint Research was to collect "initial feedback on *elements* of the scheme that stakeholders can directly influence" While the SCI refers to public engagement around shaping a new brief for the site, it was only ever about the periphery cultural and public realm activities (SCI - page 48)

Central was the consideration of developmental scenarios selected for whole-life carbon cycle assessment. Six were selected from nine adaption and refurbishment options, ranging from minor refurbishment to full demolition and new build. Concluding that demolition and new build was the way forward, the assessment argued that retaining the existing buildings would not achieve the most sustainable outcome for the site having regard to potential floor space uplift, wider environmental and public benefits, public realm provision and ability to deliver leading-edge new sustainable buildings. (ES Volume 1 3.5.3-7). (See also comments on page 60 of the City's Design and Access statement which concluded that - The six options seem to be chosen to lead to the foregone conclusion of option 9 - demolition and new build.)

Similarly, alternative massing options were never shared at this early stage as the design brief was being developed (DAS, page 76, 2nd).

Comment

By the time the first round of public consultation started - December 2021 - the fundamental nature of the proposal had been set, and while the arguments advanced for it have changed over time- see below - the City has never deviated, despite widespread community opposition.

The City's own Statement of Community Involvement (May 2023), points out (paragraphs 4.8 and 4.9) that there is no statutory requirement for applicants to carry out pre-application consultation but it also highlights the advantages of doing so in order shape and guide development.

A fundamental objection is that it failed to consult the local community on the future of the site after it decided not to pursue the Centre for Music. The size and significance of the site, its cultural history, the architectural value of the buildings, its proximity to the Barbican and other heritage assets, plus the fact that a world-class cultural offering had previously been proposed, all suggest that the City should have consulted widely and fundamentally on what the site should be used for.

Significantly, also, it failed to share with us its whole life carbon assessment, including its analysis of options to re-use of the existing buildings. This could have provided a basis for consultation on the future of the site and proper scrutiny of all options. Failure to make this analysis public, together with the massing options it developed at this time, also demonstrate the lack of transparency characterised by the City's approach to its engagement with the local community.

2. Public consultation from December 2021 onwards (SCI pages 6-40)

Section 6 of the Scheme's Statement of Community Involvement describes how responding to feedback was handled and the changes that were made. On the proforma we comment in detail on the claims made 6.15 and 6.16 on the handling of feedback.

Comment

Of particular note:

- the feedback processes and forms used made it difficult to comment on the fundamental nature of the scheme;
- reductions in the height and mass of the buildings proposed (a response to the key objection raised) were minimal. Massing continues to be a major area of concern..

There were also deficiencies in the City's stated procedures. Following consultation and limited amendment to the scheme, the City's press release on 20 October 2022 stated : " The scheme's design team will now amend the design and prepare a 3D model so a final proposal can be presented next year, ahead of submitting a planning application." This final reiteration was never shared in advance of the submission of the planning application . This was a significant (deliberate?) oversight as it was only through the construction of a 3D model that the scheme's true height and scale - and subsequent impact - could be appreciated; an omission accentuated by the misleading nature of aspects of the visual presentations.

3.The soft-market test

In April 2023, the City announced its intention to hold a soft market test to ascertain what appetite there was among developers to retain and adapt the buildings, referring to:

- a real desire locally for the buildings to be retained (see Chris Hayward's letter to residents of April 2023 where he acknowledges this and states "we have listened to these calls and want to explore a viable alternative to demolition";
- the City's new policies, urging developers to consider alternatives to demolition and the carbon impact on development options.

At the same time, it referred to its current proposals as allowing for the opportunity to "transform the western section of London Wall and deliver multiple public benefits including a range of new public open spaces and cultural facilities."

On 29 September 2023, the City announced its intention to proceed with a planning application for LWW which would allow for the demolition of the former Museum of London building and BastionHouse. While stating that all options remained on the table, the City argued that it had a duty to achieve "best consideration" and was under a "legal obligation to achieve maximum financial return".

Comment

The impression given is that the City was going through the motions of responding to feedback. In

particular:

- there was no engagement on the decision to market test or the process itself which allowed a mere seven weeks for developers to submit proposals;
- the results of the market test exercise, which the City subsequently described as credible and successful, were neither shared nor pursued;
- the City made explicit its true motives for pursuing the application as maximising financial return, claiming that it had a legal duty to do so.

4 Conclusion

Although the arguments used by the City to justify their proposals shift over time, the plans for the development of the site have changed comparatively little in detail, and are identical in substance, from those presented at the first public consultation over two years ago.

The impression given is that the City has too much vested in a scheme, which by establishing the maximum height and mass for the site, it believes will, in turn, secure the maximum financial return.

While on the surface community engagement has been extensive, the City has:

- failed to involve the community in developing fundamental options for future the site once it had decided not to progress the Centre for Music. This is a major deficiency given the significant history and location of the site and the nature of its buildings;
- failed to adjust the proposals sufficiently to reflect feedback received;
- ignored the results of the soft-market once it showed that the buildings could be successfully retained and adapted;
- lacked transparency, e.g. its early whole life carbon assessment, including analysis of the re-use of the existing buildings, the report on office demand and the results of the soft-market test, have never been shared.

Best practice and the significance of the site point to the need for early community involvement. In fact, the point in this process at which the City came closest to a broad reflection on the options for the site (on which such involvement could be based) was on receipt of the results of the soft market test in mid-2023, however imperfect the test was. If the City wishes to meet its own standards for community involvement, it should now restart consultation based those results together with its existing office-led proposals.

5 Best Practice?

The RIBA Guide to localism (November 2011) includes a guide to the principles of successful community engagement (pages 7 and 8). The way in which the City has conducted its community engagement in this instance falls significantly short. For example, it has failed to:

- involve people to reflect on what the building or site is for;
- begin involvement at an early stageso that a brief and shared vision can be collaboratively defined ;
- continue involvement as the design evolves so that ideas, suggestions and changes can be taken onboard at key stages.

The guidance predicts that if these principles are ignored people feel that their contributions are falling on deaf ears and trust is lost that is difficult to restore. It further comments that consultation exercises measured by the number of people attending meetings or completing surveys remain a “window-dressing ritual” if there is no assurance that community concerns and ideas will be taken into account.

2. Response template

| | | |
|---|--|--|
| <p>Document:</p> <p>23_01304_FULEIA-STATEMENT_OF_COMMUNITY_INVOLVEMENT-1476340.pdf</p> <p>23_01304_FULEIA-ES_VOL_I_-_CHAPTER_3_-_ALTERNATIVES_AND_DESIGN_EVOLUTION-1476429.pdf</p> <p>Office Needs Report</p> | | <p>Date:</p> |
| <p>Page number / text</p> | <p>Relevant policy wording</p> | <p>Response/query/comment</p> |
| <p>1.3 The Applicant has committed to and invested in an extensive and thorough engagement on the site and proposals, beginning in November 2021</p> | <p>DEG 4.2 This strategy should be drawn up at the beginning of the pre-application process and should be published and made available to stakeholders. A copy should be provided to the City Corporation’s Planning Team.</p> <p>NPPF 16(c) Plans should.... be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</p> | <p>When was the community engagement strategy produced and shared with stakeholders?</p> |
| | <p>DEG 4.8-9</p> <p>At this early stage, developers should also share their high-level vision for the proposed development, informed by the policy requirements in the City Plan, and identify any existing uses on the site that could be affected by the development, and identify with stakeholder input any sensitive uses or characteristics in the wider area that might be impacted by the development.</p> | <p>At what point were local communities able to comment on the fundamental aspects of the scheme with the possibility of influencing its development?</p> |

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| | <p>Developers should explore alternative development options for the site with stakeholders and show how they have considered re-use and refurbishment of existing buildings.</p> | |
| <p>1.5 The scheme has also been developed and shaped as a direct result of extensive and collaborative pre-application discussions held with Officers at the City of London Corporation (in their capacity as Local Planning Authority). More detail on this engagement and the design evolution can be found in the Design and Access Statement.</p> | <p>(SCI 2.9 "Comments received on planning applications will be considered in determining applications.")</p> | <p>stakeholders who have commented during consultation may not appreciate that the City has a dual role in relation to this development. Have City Planning Officers had access to all the feedback from the city-as-developer's consultation exercise?</p> |
| <p>1.8 The consultation activities that have taken place are in accordance with the City of London Corporation's Statement of Community Involvement (2022) and Developer Engagement Guidance (May 2023), also reflect the principles for consultation in the Localism Act (2011) and in the National Planning Policy Framework (2023).</p> | <p>SCI 4.9 Prospective applicants should engage with the local community at the earliest possible stage in the design and development of their proposals. Such engagement should be proportionate to the nature and the scale of any proposed development</p> <p>DEG 1.3 We believe that targeted and meaningful pre-application engagement with local communities and other stakeholders will help to deliver high quality, sustainable development, that contributes to creating and maintaining a vibrant and thriving City of London.</p> <p>Policy & Resources 23.2.23, agenda item – residential reset 11.Work should also be done, where appropriate, to ensure we're consulting early enough in the process for input to be meaningful – as well as better highlighting the sections of any proposals that may be subject to change, and the substantive effect</p> | <p>Early-stage consultation did not address the fundamental issues relating to the site and was in contradiction with policy</p> |

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| | <p>resident input has produced. This reflects the approach set out in the recently published draft Developer Engagement Guidance produced by the Planning division. It may also be important to better delineate between resident consultation and communications that seek to explain as to why a certain initiative is being taken</p> | |
| <p>1.9 The Applicant has fully considered the feedback received throughout the engagement process and is committed to continuing to engage with the local community throughout the planning determination period through its established project engagement channels, full details of which can be found in section 2.</p> | | <p>Has the applicant properly reflected the consultees' concerns in its modifications of the scheme? This is not verified (eg: through further consultation)</p> |
| <p>1.11 The character of the surrounding area is primarily commercial, with the notable exception of the Barbican Estate, Monkwel Square and Barbican Centre offering residential and cultural use respectively, and the more mixed-use district of Smithfield to the west.</p> | <p>P&T committee 21/11/23 53 The Smithfield and Barbican Key Area of Change (Policy S23) seeks improvements to the area though culture-led development on major sites, enhancements to the public realm such as Beech Street, and seeking to preserve privacy, security and noise abatement for residents and businesses in the area</p> <p>Draft City Plan 2040</p> <p>17.9.5 The Smithfield and Barbican Key Area of Change is a vibrant, mixed use area that contains:.... A cultural quarter focused on the Barbican and Museum of London, which is recognised in the London Plan as a strategic cultural area, which will be enhanced with the relocation and reopening of the London Museum;</p> <p>Strategic Policy S23</p> | <p>This is an inaccurate characterisation of the area and future plans and is contradicted by statements in the local plan and relevant COLC minutes</p> |

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| | <p>The City Corporation will improve the Smithfield and Barbican area by:</p> <p>10 supporting the provision of additional hotel uses in appropriate locations, where they are complementary to the City's business role;</p> <p>11. encouraging a diverse leisure, retail, food and beverage offer, particularly along routes between the London Museum and the Barbican;</p> <p>12. encouraging the provision of spaces and premises suitable for start-ups, digital and creative industries, and cultural organisations and artists, including meanwhile use of vacant premises;</p> | |
| <p>1.14 The City of London Corporation confirmed in February 2021 that the proposed initial plans for a Centre for Music on the site would not go ahead. From this point onwards, the team began to develop commercially led proposals that were shown to the public for the first time in the winter of 2021.</p> | | <p>What consultation with the Community took place prior to the decision to focus on a commercially-led development?</p> |
| <p>2.3 Likewise, multiple views of the proposals were created and released as part of the consultation process, as was a fly-through video of the proposals (released during the June 2022 consultation events and available to view on the consultation website).</p> | | <p>The views provided were deceptive and a 3D model of the development was only provided following the submission of the application</p> |
| <p>3.1 / 6.9 Given the nature of the feedback, it is considered that the primary methods of responding to point one is to provide the evidence base from which certain decisions on use were made. The Applicant took a number of steps to this end which have been summarised below and are</p> | | <p>This seems to be the basis for justifying the office-led development. The full report on market demand has not been made public.</p> |

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| <p>outlined in more detail in Section 6 of this document:</p> <p>1 Releasing a draft copy of the Whole Life Carbon Assessment of the proposals in June 2022, to reflect both the guidance and comments from stakeholders about the need to demonstrate that a refurbishment option had been tested; and, London Communications Agency, Page 10 of 80</p> <p>2 Undertaking and then summarising the findings of an office market report within the June 2022 consultation materials, to assess the need for more office space in the area.</p> | | <p>The draft WLCA assessment was subsequently discredited, both in terms of its opinions on the stability of the existing buildings and the carbon analysis. The WLCA report was released in June 2022, 9 months after the Corporation first agreed to make it available and following a FOI request.</p> |
| <p>4.1 The first phase of engagement involved early stakeholder engagement before the proposals had been developed and made public. The purpose of this was to collect background feedback from key stakeholders as the plans were developed, including what people would like to see on the site, and what people thought was required in the area, particularly by way of cultural activation</p> | | <p>This contradicts an earlier statement in the report. This phase of consultation was exclusively about ancillary cultural aspects of the proposal and not in general terms "what people would like to see on the site"</p> |
| <p>5.2</p> | | <p>Though small numerically, the height and footprint of the buildings was the most significant concern raised under additional comments in the survey and the same was true of the email feedback</p> |
| <p>6.15.1 The height and massing the scheme has evolved through design development and in direct response to consultation feedback. The height of both the Rotunda Building and New Bastion House were reduced during the</p> | | <p>The modest reductions in mass are unlikely to address the concerns expressed</p> |

development of the project to respond to townscape and heritage views and consultation feedback. The width of the new Bastion House and Rotunda buildings was also reduced in direct response to consultation feedback after phase 3 (June 2022).

The massing evolutions noted above, principally the reductions in the width of Bastion House and Rotunda Buildings, along with the rotation of the Rotunda

Building have the benefits of allowing more sunlight into public spaces at the centre of the scheme and maximizing the permeability of views North-South (to St Paul's Cathedral and South-North, the former directly affecting the concerned view.

6.16

(section 1) The study looked at a wide range of retention and reuse scenarios (9 options) for the existing buildings. The analysis concludes that retaining the existing buildings does not achieve the most sustainable outcome for this transformative and strategic site, having regard to potential floorspace uplift, wider environmental and public benefits, public realm provision and the ability to deliver fit for purpose and leading-edge sustainable buildings. •

The Minor Refurbishment scenario is not considered feasible due to inherent space and efficiency limitations in operational carbon with the existing buildings. This makes the buildings unsuitable for retention and adaption. This scenario is therefore not feasible for anything other than a short-term solution.

When was this study made public and was it subject to any form of public consultation?

How does this study, which looked at a wide range of retention and re-use scenarios relate to the soft market test (launched by the Corporation on 3 April 2023 in response to community pressure), which the Corporation subsequently

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| <ul style="list-style-type: none"> • It is recognised in this report that the preferred redevelopment scenario, “Scenario 9, full demolition and new build”, will require more carbon spend in absolute terms. However, the carbon investment in these buildings will unlock the greatest amount of strategic and public benefits from the site to achieve an overall sustainable outcome. The higher WLC impacts will be mitigated by sustainable design and innovation as outlined in the WLC Assessment and Circular Economy Assessment. | | <p>described as successful and credible?.</p> <p>Do these statements in the report respect the commitment given by Chris Hayward that all options, including those for re-use, remain on the table?</p> |
| <p>6.16</p> <p>(section 2) The City of London Corporation has a stated strategy and planning policy requirement to continue to provide high quality commercial space in the longer term to ensure the City’s competitive advantage as a leading financial and business centre, and to deliver the benefits that this brings to the wider UK economy.</p> <ul style="list-style-type: none"> • In part off the back of feedback from the consultation events in December 2021, property specialists JLL were commissioned in 2022 to explore the market dynamics and level of demand specifically for office space at the London Wall West site. • Their findings, whilst commercially sensitive, were that there is a good level of demand for office space in the City of London, in particular space catered to modern working environments. | | <p>This report has never been made public even in redacted form, which has prevented interested parties from commenting on the rationale for an office-led development</p> |

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| 7. | Table 1-1 | Use of impact per sq metre is misleading as is the absence of the impact of demolition from the table. In general per sq m. metrics are over-emphasised rather than absolute amounts |
| 9 Existing buildings performance | The Museum Rotunda has a fortress like presence at ground level, which has a highly negative impact on the experience of the townscape in its current context. | This is a very subjective view and detracts from the reasonable points made about the local townscape elsewhere in the report. |
| 11 | We would stress that in its present condition and left unaltered the Bastion House structure is not considered inadequate. It is only in scenarios where the structure is to be significantly alternated or extended that compliance with the current regulations would need to be demonstrated. | This statement represents a revision of the erroneous view previously-held by the applicant that the building is structurally unsound and is welcome. |
| 14 Planning Policy | Decision Tree | This decision tree forms part of the GLA CES guidance and the applicant claims it has been followed. However, had it been correctly applied, it seems clear that the answer to the question “is it technically feasible to retain the buildings in whole or in part” would have been |

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| | | yes and the appropriate strategy to retain and retrofit. The applicant provides no clear explanation why this path is not followed. The retrofit option appears to have been subordinated to other considerations whereas the sense of the diagram and of the 2040 city Plan is the possibility to retrofit should be decisive in defining the proposal. |
| 14 | While a Draft City Plan 2040 (formerly called City Plan 2036) has been consulted on, this has not yet been formally adopted. Applicants are expected to consider the draft plan policies in their planning submission. There is limited further guidance in relation to carbon or energy in this document compared to the current plan and London Plan. | The application fails to comply with the following policies under the 2040 plan <ul style="list-style-type: none"> • Policy OF1 Retrofit first • Policy DE1 Sustainable Design • Policy DE2 Design quality • Policy HE1 Managing change • Policy S12 Tall Buildings |
| 18 Guiding Principles | Re-use and retrofit of the scheme are being considered extensively in this study by including the most feasible scenarios. It is recognised that the re-use and retrofit offer lower embodied carbon results. Nonetheless, holistic analysis such as this should be carried out to set out a comprehensive analysis where commerciality, public realm improvement, and connectivity are also considered. | The most feasible scenario (extensive refurbishment) has been excluded from consideration. In general, the retrofit options have not been given the appropriate prioritisation, but rather subordinated to other considerations |
| 34 | As previously described, the retention of the buildings is considered technically feasible in part, nonetheless, there are requirements that would need to be met. A regime of concrete repairs to fix visible defects, carbonation inhibiting treatments to extend the design life of the buildings, reinforcement cover and fire resistance strategies for structural elements and the need to meet modern standards for structural robustness are important points to be considered. | This statement represents a revision of the erroneous view previously-held by the applicant that the building is structurally unsound and is welcome. |
| 36 | It is recognised that in absolute carbon terms, the scenarios including refurbishment show lower Whole Life-Cycle carbon results compared to scenario 9. | The applicant has not demonstrated that the balancing benefits which allow the applicant to favour scenario 9 could not at least in part be available under a retrofit scenario |
| | The space as is would appeal to small business with semi-industrial type usage | Other sources including the City-sponsored Arup report have suggested that small |

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| | <p>which could create servicing issues. The likely rents would be low. Bastion House is better office space, but it is heavily compromised. Rents for the building would be low. There is limited demand for this type of space and the market is oversupplied. Anticipated rental levels are unlikely to support cost of works. The podium retail is unlikely to let.</p> | <p>businesses are an important area of emerging office demand and that competitive levels of rent may be needed to attract them</p> |
| | <p>In terms of connectivity of the site, Buro Happold's transport team has assessed the conditions for the six scenarios and concluded that in scenarios 1, 3a, 3b and 6, where the highways and pedestrian and cycling strategies remain unchanged, the City of London Transport Strategy can't be implemented. There would be only minor improvement to public realm/streetscape and activation at street level. The scenarios would have limited scope to improve the back of house facilities for operational requirements, e.g. servicing, deliveries and waste collection, and there is limited scope to improve cycle parking and access to meet current standards or best practice.</p> | <p>This is a good example of where the applicant has failed to apply a "retro-fit first" approach. Improvements to the environment for cyclists and pedestrians are needed, but the possibility of making such improvements has been linked to the full demolition scenario rather than starting from the premise of retention and then incorporating improvements.</p> |
| 41 Preferred Scenario | <p>The refurbishment options cannot significantly enhance the public realm experience of the site due to the configuration of the existing roads, the tunnel over the roundabout, and the configuration of the floor levels of the museum building which are not level with the existing street. In contrast, the new development offers the opportunity to make a highly accessible and permeable series of routes and spaces through and around the site, improving intuitive circulation, and enhancing connectivity in the local area. The new development creates a series of new public open spaces including both hard and soft landscapes of varying characters and amenity: spaces scaled for individuals, small groups and gatherings, and spaces for quiet repose in the landscape or more active cultural use and events</p> | <p>As above, a retrofit first approach does not preclude changes to the existing buildings and public realm, merely that retention should be the start point of the discussion.</p> |
| | <p>In its own right, the site can also continue its role as a destination. The</p> | <p>The site has a pivotal role in the concept of the Culture Mile, which is made clear in the map of</p> |

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| | new development can create a much more welcoming interface of urban space and cultural space which can activate the streetscape, act as a cultural landmark from select vantages (with the 'cultural cap' providing a roof-top space) and act as a catalyst for change in this part of the City of London, linking into the Culture Mile. | the mile at page 66 of the design and access statement. The proposed cultural elements are insufficient to project this role and are, unless given more substance, vulnerable to being lost in the final design after the sale of the site. The application appears to lack an independent review of its design elements focusing on the delivery of the cultural aspects |
| 42 conclusion | Even though the preferred scenario "full demolition and new build" does require a significant carbon investment in total terms, the benefits of the holistic approach of the proposed new build development goes beyond the carbon numbers. | The balance asserted is not evident, is based on contestable and subjective judgements unsupported by independent opinion and, as noted above, certain real gains are not intrinsically linked to the applicant's preferred scenario |
| | A renewed movement strategy through the site, the public benefit of the reimagined public realm in conjunction with the cultural offer, and the high standard office space proposed, offer wider benefits that the refurbishment scenarios cannot. | As above |
| Document: | 23_01304_FULEIA-DESIGN__ACCESS_STATEMENT__PART_1.pdf | Date: |
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| 11 strategic city context | The City's flagship Destination City programme was launched in 2022 with the aim to boost the vibrancy of the Square Mile and vision for a world-leading leisure destination, to appeal to new talent and audiences and revitalise the City streets. | Destination city is primarily about programmes of cultural events. It is not a substitute for a cultural strategy, which would be the appropriate reference point for considering the cultural role of LWW |
| Of cultural 11 | The creation of an outstanding working environment, fit for modern day post-pandemic flexible ways of working and to meet the shortfall in Grade A office space in the Square Mile. | No evidence is provided in the application that there will be a shortfall in grade A offices in the mid-2030's. The city-funded Arup report paints a more complex picture of future demand and suggests that under some scenarios, the existing footprint may be sufficient |
| 12 summary description | The study for the re-use of the existing buildings concluded with the recommendation that having balanced the various factors, the approach to the development was to demolish the existing buildings of the Museum of London and Bastion House. | See comments above on the derivation of the "balance" |

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| 61 assessment of re-use of existing buildings | Both embodied and operational carbon figures were calculated for all scenarios over a 60year lifecycle. This determined the whole life cycle carbon calculation for each scenario. Total carbon figures were calculated, as well as on a per sqm basis. | There is over-reliance in the report on per Sq. metre figures. This may well be technically correct, but any assessment of the application's compliance with the City climate strategy and 2040 plan should be based on aggregate figures, including demolition. It will be to the detriment of the City's reputation as a leader in sustainability if architecturally-interesting and sound buildings are demolished. |
| | Scenario 9, a full demolition and new build, is over a 60year lifecycle and on a per sqm basis the most carbon efficient option. It further delivers on the project brief, delivering the highest quality and quantity of office space, with a transformative public realm. | As above. Per Sq m. is not the relevant metric |
| 65 summary of opportunities and constraints | (opportunities) To improve local views and respond to local context, adjacent existing building massing, heights and materiality To improve the setting of the grade II listed Barbican Estate. To improve connections through to the grade II listed Barbican Estate. To meet the shortfall in Grade A office space in the Square Mile.and contribute to the future of the City as a nationally important location for globally-oriented financial and business services. To create Cultural space and contribute to the Destination City programme | Local views are eroded by the proposal Officers should assess whether this has been achieved through review of responses to the consultation on the application. See comments above on shortfall. This is an extremely disturbing comment inasmuch as it does not reflect trends in the sectoral makeup of the city's business community which the City itself has acknowledged. |
| Document: | 23_01304_FULEIA- DESIGN__ACCESS_STATEMENT_PART_7_- .pdf | Date: |
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| 66 urban strategy | <p>The site of London Wall West holds a key position within the City of London at the centre of the zone formerly known as 'Culture Mile'. It lies at the intersection of an east-west axis between Museum of London to the West, and the Barbican Centre, Guildhall, and Moorgate to the East. This is also between the key new transit hubs of Farringdon and Moorgate and their new Elizabeth Line stations. Furthermore, the site lies on a North-South axis which connects the South Bank and Tate Modern to St. Paul's Cathedral, and the Barbican Centre and London Symphony Orchestra St.Lukes Venue to the North. It is imagined that the London Wall West site can act as a gateway to the Barbican estate when approached from any direction, but particularly addressing those arriving from the Southerly direction of St Paul's cathedral.</p> | <p>This seems a relatively accurate statement of the potential role of the site in synergizing the different elements of the cultural mile. The Culture plan that forms part of the application (23_01304_FULEIA-CULTURE_PLAN-1476337.pdf) describes a quite extensive consultation on cultural needs and identifies potential partners for a number of different uses for the cultural spaces in the site. However, the details of the needs analysis are not shared which makes it impossible to comment on the adequacy of the proposed spaces. At first glance the spaces proposed do not look sufficient to meet the potential demand, but this would need to be clarified through independent review.</p> |
| 74 massing development | <p>Views from Barbican Estate: There was a detailed review of a wide range of local views, and particular consideration given to the views from the north within the listed building / registered park and gardens of the Barbican Estate. This focused on the vantages from the highwalks network throughout the estate, and the public spaces around the Arts Centre complex further North. Key views identified in the Barbican Estate Listed Building Management Guidelines (2012), and in the Barbican and Golden Lane Conservation Area SPD (2022), were considered throughout the design development process and relevant views are included in the TVBHIA. 4826_8100</p> | <p>Contrary to the view taken by the applicant, I consider the views from the Barbican Estate to be adversely-affected by the development</p> |
| 79 | <p>In addition, the angular and sloped geometries that are present in most views were considered unsympathetic with and compete with the heritage context including (but not limited to) Barbican Estate buildings, St Giles Cripplegate Church, and in distant views the tiered spire of St Bride's).</p> | <p>This is the rationale for the abandonment of an early version of the scheme, but applies equally the final scheme selected. The style of the development does not complement the Barbican Estate or surrounding buildings</p> |

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Brendan Barnes

Address: 59 Thomas More House, Barbican, London EC2Y 8BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I urge the City to reject this application on the following grounds

- the proposed massing and design of the development is oversized and out of keeping with the local area
- the development will lead to massive release of carbon and, in this regard, is the worst option of those considered by the applicant. It will also harm the City's reputation as a leader in sustainability
- the application gives insufficient consideration to the possibilities of retrofit on the site
- the development will have a negative impact on heritage assets and lead to the destruction of two noteworthy buildings
- the analysis of office demand on which the application is based is inadequate
- the cultural aspects of the application do not meet the needs of the City's strategy
- the process of community consultation falls short of national and local policies
- the application contradicts important aspects of the City's 2040 plan

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Emma Leaper

Address: 12 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The proposals will have a huge detrimental impact on the heritage of the areas. The old museum of London building and Bastion House are a significant part of the wider area including the Barbican Estate. The high walks are an essential access route for residents and visitors. How can the City of London claim to have sustainability credentials and ambition when it blindly agrees to the demolition of its heritage buildings. The demolition of old buildings and the construction of new ones has a huge carbon footprint that cannot be justified.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jonathan Vaughan

Address: City of London, Silk Street London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: As Principal of the Guildhall School of Music and Drama, I fully support the plans for the development of London Wall West. The design, led by world class Architects Diller Scofidio + Renfro, transforms a site that is currently blighted by the current condition of the former Museum of London building and an outdated office building. I have great confidence in DSR, having worked closely with them on the original Centre for Music proposal, as Guildhall School's representative on the steering group. These design proposals provide a much-needed link to the Barbican Arts Centre and Guildhall School and appear to create a realistic mix of commercial and cultural facilities well suited to the City of London. Our School has been consulted on the emerging plans throughout the development of the scheme and are particularly interested in the exciting cultural offer and in particularly the potential of including practice and teaching space to underpin our expanding education portfolio. The Guildhall School would very much welcome the opportunity to occupy, in some form, the significant and high-quality cultural space offered by the London Wall West development.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr James Soane

Address: 96 Breton House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to object to the scheme.

1. The proposed development does substantial harm to the setting of the Barbican and its associated buildings.
2. It is not acceptable to demolish and rebuild when viable options exist for refurbishment and reuse. This contravenes planning policy and recent statements by the Corporation.
3. There is a negative cumulative impact when looking at the recent development nearby including the Cripplegate institute and recent planning permissions along London Wall.

From:

To:

Subject:

Objections to London Wall West planning application nos 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC

Date:

26 January 2024 16:01:27

THIS IS AN EXTERNAL EMAIL

I wish to register my objections to the London Wall West planning application on the following grounds:

SUSTAINABILITY AND CLIMATE CHANGE

The proposed demolition and new build contained in these proposals will release over 56,000 tCO₂e. (page 35, figure 10-2 of the Carbon Optioneering Study, Including Dashboard 1 and Dashboard 2.). And this figure is a low estimate, as it is based on the 'hypothetical aim' (the report's language) to use 50% GGBS cement in the construction in place of conventional reinforced concrete. Given that GGBS cement is increasingly scarce, it is more than likely it will remain very much a hypothetical target, and final construction will not involve the use of this material, as constructors will have no legal obligation to do so.

The same report (page 19) states that "*Existing floor-to-floor heights (3.3m) and floor-to-ceiling heights are very low (2.5 m) compared to modern office standards. The BCO (British Council for Offices) recommends that for refurbishments 2.45m to 2.8m floor-to-ceiling heights are acceptable in some circumstances, however for new-build offices with deep plan floor plates, floor to ceiling heights should be 2.8m to 3.2m.*" However, according to the approved plans, (held by both LMA – file references COL/PL/01/168/B/001-023 - and City Corporation – planning file 4648) , the floor-to-floor height of Bastion House is 3.35 metres - with a floor-to-ceiling height of 3.10 metres – and a floor to false ceiling height of 2.74 metres. In a refurbishment, the floor to false ceiling height could be significantly increased with the use of exposed services, a very common practice in many contemporary office designs. Without false ceilings - or with false ceilings at the higher end of the height bracket for refurbishments - Bastion House would perform much better than portrayed in the report and would comply with BCO recommendations. Importantly, because Bastion House is a narrow building, the light penetration will be far better than in the proposed new building, which will have floorplates between 2 to 2.5 times the depth of the current building.

False and misleading information has consistently been used to justify the demolition of Bastion House (originally the City claimed that the building was at risk of "disproportionate collapse" but this was disproved by an independent report.) It seems obvious that the City's proposals from the very beginning of this process have not taken the possibility of a deep retrofit seriously, and their use of data and information has been selective in order to portray the current building as being unfit for re-use.

Although the City admitted that "credible" interest was received as a result of their "soft marketing" exercise to test for interest from developers to reuse the existing buildings, these expressions of interest have not been further explored by the City, nor have their contents been made publicly available, making it look very likely that this was no more than box ticking by the City, with no commitment to pursue the possibilities offered by those developers who did respond.

The City have failed to examine the carbon efficiency of a deep retrofit to Bastion House, despite the Chief Executive of the City [publicly stating](#) that henceforth all developments in the City must prioritise refurbishment over demolition. Every city in the world is moving away from demolition to renovation and re-use, why is the CoL so determinedly not doing

so?

These buildings can and should be retained and refurbished, causing much less environmental damage. National and local planning policies clearly set out crucial targets for a net zero future and this proposal ignores them and makes a mockery of the City's climate action policies.

Regards,
Barnaby Spurrier

291, Shakespeare Tower
Barbican,
London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: C Sun

Address: 8 Walworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As many have mentioned already, demolition and its associated carbon levels would incur significant environmental damage. 'The greenest building is the one that's already there.' I see no reason why adaptive reuse is not on the table. These are perfectly fine buildings and have much potential to set a great example for retrofit, especially at a time when this is becoming an increasingly salient topic. New is not always better.

Practical considerations aside, these buildings belong to a crucial moment in London's architectural history and losing them would be a tragedy. We must also remember the brilliance of their original architects; Powell and Moya were wonderful, both as designers and people. We should be caring for their legacy instead of destroying it. Articles and photos of yore should not be the only sources from which future students can learn about them.

On 26 Jan 2024, at 17:51, Lizzie wrote:

I am writing to object to the proposed development of the Museum of London and Bastion House site, London Wall West.

The existing buildings - in particular Bastion House - form a key part of a historic development, a cornerstone of the Barbican Estate. Their design has all been considered as a part of, and complementary to, the overall Barbican development.

Their demolition will not only be damaging an international landmark but impacting upon the surrounding areas with loss of sight lines, light and privacy. In addition, the carbon released through demolition goes against the City's own climate change policies. Other sites in the area have been refurbished rather than demolished and rebuilt, indicating that this is a feasible option.

I would ask the Council to consider the sites value and work with others to use and modify the existing buildings - not demolish and create something that both loses all differentiation from other parts of the Barbican Estate.

Thank you,

E.C Price

29 Andrewes House, Barbican, EC2Y 8AX

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Thomas Hulls

Address: 65B Marchmont Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I work in the City of London and wish to object to this project. The amount of pollution created by destroying and rebuilding this site will be massive and the idea of having a garden between Tower 1 and 2 is misleading as it will be in the dark most of the day. In addition, it continues to create a wall around the Barbican which is a beautiful listed piece of architecture. The proposals will cause substantial harm to the setting of the Barbican Estate and St Giles Cripplegate.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Joy Townsend

Address: 108 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:As a resident of the City of London, I object strongly to the proposed development. The destruction of the Museum of London building and Bastion House would be destructive in many ways. They are heritage assets and Bastion House was due to be made a listed building. Tearing them down would be against current ecological policy of the corporation, as it would unleash thousands of tonnes of carbon.

The construction of tall towers in their place would ruin the area and the important surroundings including Postman's Park, St Botolphes, st Giles, the Barbican Estate and The City of London School for Girls.

The Barbican Estate and London Wall were developed with great concern for the environment, with open spaces between building to allow light, sun and proportion in proper considered Town Planning. The new proposals include no such consideration; the proposed new Bastion House would have a volume nearly three times that of the present building, while the proposed Rotunda would be twice the present volume, mostly by hugely raised height diminishing light and

perspective to the surrounding important buildings.

The proposal for the hugely increased use of access to the Thomas More Car Park is not feasible or properly considered.

Moreover, local companies are having difficulty filling the many new office buildings in the City .

There is falling demand for existing office space and likely to be poor demand for these proposed huge new towers

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Farmer

Address: 170 Defoe House, Barbican, London EC2Y 8ND

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:1) Demolition and new build will release tens of thousands of tonnes of embodied carbon. The existing buildings should be refurbished instead.

2) The scale of the new buildings would have a negative impact not only on residents, but also on local heritage assets.

3) The Museum of London was to have been replaced by a Concert Hall, which would have complemented the Barbican Centre, and fitted in well with the Cultural Mile. To now replace it with yet another bland office block does not fit in at all.

4) The hybrid pattern of working seems here to stay, which will continue to dampen demand for offices, as evidenced by the many empty offices in the City. The City does not need more offices, and certainly does not need them on this site.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jane Insley

Address: 142 Thomas more House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident in a building adjacent to the area covered by these plans, I remain horrified at the apparently total disregard for the issue of safety, for the vital services that are required for the people living here - the access for emergency services, delivery of goods, removal of daily household wastes, etc, let alone residents' own vehicles is savagely restricted to a degree which is surely dangerous.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Christine Clifford

Address: 30 Stanley Cohen House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I really don't understand this development, more offices are hardly needed. Moreover the publicity is misleading, this does not consider residents at all. The Circular walk around the high walkway will be broken, the pedestrian route to St Paul's will be blocked. The development is not best use of land. The Museum of London site has gone from a potential concert hall to an oversize office monstrosity providing years of dust and blight. It's a horrifying plan that should not pass.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Dr peter poore

Address: 128 Thomas More House. Barbican london

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

The City's plans for the development of this site breach the fundamental principles for the protection of the environment, both local, national and global. as set out by the City itself.

This proposal does not consider what is actually required for this part of London, rather it focuses on the maximum income that can be made from office space.

Evidence of the devastating consequences of demolition has been ignored, Apart from the release of CO2, it is stated that there will be approximately 300 vehicle movements using the only entry and exit point for all sites, every day! The increased pollution close to residents, school children and local workers poses severe risks to health, as does the proximity of other users of this road, including all service vehicles, residents cars and pedestrians. This will be a dangerous road, with vehicles likely to be queuing in both directions on Aldersgate street. Destruction and construction sites are inherently hazardous. Access for emergency services to these sites, in the event of an accident, will be inadequate.

The opportunity to set an example for affordable, sensitive and appropriate development has been missed.

It is regrettable that the City appears to have ignored the views and more appropriate proposals from those who live and work here. The current proposal is almost exactly as it was in the beginning. Demolition of buildings and their replacement with vastly wider and taller structures will destroy the iconic nature of this part of the city with its many listed buildings. The area will become canyon-like with high winds and little sunshine reaching landscaped areas and residences. The ancient sight line down Aldersgate Road will be lost. Clearly, the pursuit of maximum financial gain is the principal, if not the only criterion that has driven this proposal. The City's first obligation is surely to consider what this part of London actually needs.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Dr peter poore

Address: Flat 128, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

The City's plans for the development of this site breach the fundamental principles for the protection of the environment, both local, national and global. as set out by the City itself.

This proposal does not consider what is actually required for this part of London, rather it focuses on the maximum income that can be made from office space.

Evidence of the devastating consequences of demolition has been ignored, Apart from the release of CO2, it is stated that there will be approximately 300 vehicle movements using the only entry and exit point for all sites, every day! The increased pollution close to residents, school children and local workers poses severe risks to health, as does the proximity of other users of this road, including all service vehicles, residents cars and pedestrians. This will be a dangerous road, with vehicles likely to be queuing in both directions on Aldersgate street. Destruction and construction sites are inherently hazardous. Access for emergency services to these sites, in the event of an accident, will be inadequate.

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It is regrettable that the City appears to have ignored the views and more appropriate proposals from those who live and work here. The current proposal is almost exactly as it was in the beginning. Demolition of buildings and their replacement with vastly wider and taller structures will destroy the iconic nature of this part of the city with its many listed buildings. The area will become canyon-like with high winds and little sunshine reaching landscaped areas and residences. The ancient sight line down Aldersgate Road will be lost. Clearly, the pursuit of maximum financial gain is the principal, if not the only criterion that has driven this proposal. The City's first obligation is surely to consider what this part of London actually needs.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Miss Zoe McMillan

Address: 152 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The demolition of Bastion House and the Museum of London would totally contravene the City's Climate Action Strategy and national policies. The amount of money the City could obtain from redevelopment is not the only or most important consideration. There has been no proper consultation with residents, and the publicity material does not help visualisation of the real impact of the proposed buildings, but it is clear that the scale of the new buildings is not in keeping with the surroundings and will blight the immediate area. All around us new office buildings are going up and refurbishments are in progress, yet thousands of square metres of offices remain empty and the workforce has barely returned to five day working in the City - more offices are not required. The City has a huge cultural asset in the existing buildings, gardens and settings, much of which will be lost or damaged by the proposals.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Eardley

Address: Flat 75, Thomas More House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:1. The proposed development shows no vision and absolutely no respect for the heritage of the City and its historical importance. The City Corporation should be promoting, on a site like this development that supports and enhances the City's cultural footprint. How can they replace the Museum of London with another up market office block. Surely existing offices elsewhere in the City need to be upgraded and better utilised in preference to this development.

2. What will the carbon impact be of this demolition and development? We cannot continue to pay lip service to these issues.

3. Where is the sustainability vision in this development?

4. The scale of this development is disproportionate to the site and the demand. It just looks opportunistic and greedy.

5. This is alongside a school and residential dwellings. The Museum made sense. This is just adding office accommodation and will be a further drain on local resources.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Shirley Day

Address: 253 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan is unacceptable; it is an unnecessary and unsustainable construction in the square mile that will degrade a world class shared environment.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Guy Howes

Address: Flat 5, 43 East Dulwich Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed redevelopment overlooks the impact of the surroundings, proximity to St. Paul's and the options to work with the existing buildings

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Audrey Brown

Address: 333 North Woodside Rd Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Should be repurposing existing buildings, not demolish and rebuild. Plenty vacant office space, don't need more

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Martin Luff

Address: 207 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the plans to demolish and redevelop 140 and 150 London Wall

1. The huge development will cause immense environmental damage. The demolition will release vast amounts of CO2 and severely degrade local air quality. There are viable alternatives for redeveloping the existing buildings.
2. The enormous mass of the proposed new office blocks will cause substantial harm to the neighbourhood and cause loss of light to neighbouring residents and the local school. The new office buildings will loom over the local area, degrading the quality of the surrounding neighbourhood.
3. The proposed vehicular access down the ramp adjacent to Thomas More and Mountjoy Houses will cause significant noise and air pollution for local residents and school children at the City of London School for Girls. It will also cause a loss of amenity with reduced access to the residents'

car park (which is currently used both for resident parking as well as the sole access for emergency vehicles, taxis and food deliveries) and cause an increased risk to the many residents who use this area for pedestrian access. Given the size of the site, there is no reason the planners could not have designed better access from another part of the site that would not cause such significant harm to the school and local residents.

4. There is no shortage of available office space in the City, much of which can be renovated to be made more attractive for new tenants.

5. The development gives almost no recognition to local history and cultural heritage, with only cursory acknowledgement given to the Roman walls. The development focuses almost entirely on building offices that are not needed and are not the best use of the land.

6. The City has claimed that the existing buildings cannot be retained. That is not true. The existing buildings can be renovated and repurposed and there is clear interest from other developers to do just that. T

From:
To:
Subject: Objection to LWW development
Date: 27 January 2024 12:39:13

THIS IS AN EXTERNAL EMAIL

I object to the plans to demolish and redevelop 140 and 150 London Wall (planning application 23/01304/FULEIA) for the following reasons:

1. The huge development will cause immense environmental damage. The demolition will release vast amounts of CO2 and severely degrade local air quality. The plan for this site is entirely inconsistent with the City's claims that it wants to address pollution and climate change. There are viable alternatives for redeveloping the existing buildings, which the City has chosen not to pursue because their overriding objective appears to be maximising short term profit rather than considering the best use for the site.
2. The enormous mass of the proposed new office blocks will cause substantial harm to the neighbourhood and cause loss of light to neighbouring residents and the local school. The new office buildings will loom over the local area, degrading the quality of the surrounding neighbourhood. The presentations and visualisations prepared by the City are PR pieces that do not honestly depict how overbearing and massive the buildings would be.
3. The proposed vehicular access down the ramp adjacent to Thomas More and Mountjoy Houses will cause significant noise and air pollution for local residents and school children at the City of London School for Girls. It will also cause a loss of amenity with reduced access to the residents' car park (which is currently used both for resident parking as well as the sole access for emergency vehicles, taxis and food deliveries) and cause an increased risk to the many residents who use this area for pedestrian access. Given the size of the site, there is no reason the planners could not have designed better access from another part of the site that would not cause such significant harm to the school and local residents.
4. There is no shortage of available office space in the City, much of which can be renovated to be made more attractive for new tenants. Building huge new offices in this location is unnecessary and the damage that will be caused far outweighs any claimed benefits. The main purpose of the development appears to be to maximise profits for the City. This is not the best use of the land, considering the location and the level of harm and loss of amenity that the development will cause.
5. The development gives almost no recognition to local history and cultural heritage, with only cursory acknowledgement given to the Roman walls. The development focuses almost entirely on building offices that are not needed and are not the best use of the land.
6. The City has claimed that the existing buildings cannot be retained. That is not true. The existing buildings can be renovated and repurposed and there is clear interest from other developers to do just that. The City, however, is considering profit over what is the best use of the land and ignoring the damage that will be

done by their plans.

Martin Luff
207 Mountjoy House
Barbican
EC2Y 8BP

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Ms Feona Hamilton

Address: Flat 352, Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed planning application should be rejected for several reasons. The existing buildings are of architectural importance and suitable for refurbishment. Demolition would be completely against the City's own plans to prevent increased pollution and achieve net zero. A letter to this effect was sent out just days before the planning application was approved. It seems odd the application and its approval both came from the City itself, despite acceptable applications from other developers. Is it even strictly legal for the City to approve its own planning applications in this way? The new development is completely out of proportion to its surroundings and is yet another example of City greed. The buildings overwhelm everything in the immediate surroundings, including the Barbican Estate and does nothing to add to the aesthetics of the area. They are just three lumps with a tiny green space in the middle, which would be in shadow for most of the time. The only 'advantage' of any kind in the proposed development is to make a profit. There will be yet another overcrowded space in the Square Mile, yet more empty office space, and

no consideration at all to improve access, amenities, or pedestrian access. It should be refused, and the existing buildings refurbished and leased to new tenants.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Evangelia Balanou

Address: 163 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposal.

The only entrance to the entire site is proposed to be through the Thomas More car park, which also runs right by CLSG's playing fields and netball/tennis courts.

According to the proposal, this will be the permanent route service vehicles will take when making deliveries or otherwise servicing the LWW development. There will be no other access to the site - every vehicle visiting LWW will use this route.

There will be also traffic lights as the route is too narrow in places for two-way traffic.

The above changes will will substantially increase pollution and noise in the area. It also will

become much more dangerous for pedestrians when collecting parcels or using the ramp to Aldersgate Street.

This goes in hand with my overall objection to the demolition of the museum of London and bastion for the construction of the new mix office building. The reduction of natural light and the addition of extra light pollution directly affects our flats and our mental health as residents of Thomas More.

This proposal does not respect the residents and the history of barbican as a landmark and cultural heritage.

Thus I object to the proposal and looking forward to seeing alternative solutions presented.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Katherine Jacomb

Address: 12 Cromwell Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is an inappropriate development for the site. It will ruin the character of the area and it is bad for the environment - the site should be refurbished not demolished. We do not need more office space in the area.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Katherina Tschawow RIBA

Address: 6 Ponsonby Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The existing buildings have significant historical merit. Demolishing them would also have a significant environmental impact and damage with also all the loss of built in energy. The proposed is utterly ugly.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr Markus Smith

Address: Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The Barbican is a very important architectural monument Grade Listed II, classified as brutalist architecture, with plenty of open spaces with green and water.

It needs space and light around it.

If this proposal went through, the result would be an a substantial increase in the volume of buildings around it, with an effect of suffocation for the Barbican complex, which already is surrounded by recent, very high buildings, which were built after the Barbican.

From:
To:
Subject: Public comment objection to London Wall West proposal
Date: 27 January 2024 15:02:51

THIS IS AN EXTERNAL EMAIL

I object to this unnecessary and wasteful proposal on the following grounds:

- Sustainability and environmental impact: the City of London should be leading the way by setting a positive example for the rest of the city, country and the world by reducing development and congestion rather than increasing it. Allowing this development couldn't be more out of touch with global opinion and is not aligned with stated objectives regarding carbon emissions. If any demolition is carried out, it should only be replaced by a park or a like for like construction in case it is for health safety reasons.
- Impact on local residents and workers of reduced light: people living and working in densely populated areas already suffer from reduced sunlight but this giant monstrosity would further negatively affect thousands of people by reducing their exposure to vitamin D and increasing risk of depression and other medical issues. This is particularly important given that there is a school and a nursery that will be directly affected.
- Impact on local residents and workers of increased congestion during and after construction work: this will not only make life more stressful and difficult due to excessive noise and general increased traffic but also further reduce air quality. The fact that one of the first items on the list of what it entails is a car park says it all.
- Cultural: this would result in the loss and/or diminishment of a unique confluence of multiple iconic historical and cultural sites and settings.
- Appearance: the images supplied show an unattractive construction that is entirely out of keeping with the surrounding environment, both in style as well as scale, and will not enhance the area.
- Lack of purpose: none of the documents provided credibly demonstrate an absolute need for any of this so even if some people think it might find some use (it is all speculative because there are no concrete agreements in place) and some people see the potential to make a lot of money, surely it isn't sufficient to outweigh all the arguments against it?

Please do not proceed further with this project and waste everyone's time and money fighting with multiple individuals and organisations who will oppose it legally.

The sensible way to proceed is to pursue all suggestions for repurposing, while prioritising people and the environment over financial returns.

Anita Bulusu
Flat 35, London House
Aldersgate St

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr Fidel Madeira Godoy

Address: 304 Seddon House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to express my vehement objection to the proposed demolition of Bastion House and the former Museum of London. As a City of London resident residing in the Barbican, I am deeply concerned about the impacts that this scheme represents.

The proposed demolition is, in my view, a crime against the environment and a significant setback to the appreciation and preservation of architecture and heritage within our city. Both Bastion House and the former Museum of London hold historical and cultural value that should be celebrated and preserved rather than erased.

The demolition would not only diminish the character of our city but also have a direct negative impact on my life and the broader community in the Barbican. These buildings are integral to the fabric of our neighborhood, and their removal would disrupt the sense of place and history that

defines our community.

Considering the scheme's apparent lack of necessity, I urge you to reconsider and ultimately scrap this proposal. Instead, I implore the authorities to explore alternative options that allow for the preservation and reimagining of both Bastion House and the former Museum of London for a sustainable future.

I appreciate your attention to this matter and trust that you will consider the well-founded objections of concerned residents like myself. Let us collectively strive to protect our city's architectural heritage and foster a sustainable and culturally rich environment for current and future generations.

Sincerely,

Fidel Madeira Godoy

From:
To:
Subject: Objection to planning for London Wall West
Date: 27 January 2024 15:16:49

THIS IS AN EXTERNAL EMAIL

FAO Gwyn Richards and Gemma Delves
Corporation of London Planning and Environment Director
Corporation of London Planning Department

27 January 2024

Dear Sirs

London Wall West 23/01304/FULEIA,23/01277/LBC, 2301276/LBC.

OBJECTION

I am the owner and occupier of 15 Wallside Barbican EC2Y 8BH which is situated in Monkwell Square.

Wallside is part of the Grade 2 listed Barbican Estate and part of the Barbican and Golden Lane Conservation Area. It is a particularly peaceful location overlooking to the south Monkwell Square Gardens, sheltered from traffic by the buildings on the south side of the Square and to the north overlooks the Wallside listed gardens, part of the Barbican Lake and St Giles's Church. It also benefits from the public Barber Surgeons' Gardens immediately to the West.

I **object** to the proposals for the reasons set out below.

1. The planning proposals envisage a period of more than the stated 5 years of disruption beginning in 2027. Throughout this lengthy period public access to the Barber Surgeons Gardens will be restricted if not completely curtailed and enjoyment of open spaces including in my case my roof terraces and balcony and the Barbican Gardens will be affected by noise and dust and other pollution from the proposed works including Phase.
2. The phasing of the demolition and construction is also unfortunate for people living and working to the East and South of the proposed works. Bastion House is to be demolished first but not completely. The floor above the Museum will be retained to provide protection for the Museum building until it has been vacated and a second phase of demolition will happen. This means exposure to two periods of demolition with the associated noise and dust with an intervening period looking at a partly demolished building.
3. At the end of the lengthy construction period I amongst the many residents in the biggest residential part of the City I would be living next to two ultra modern and massive glass office buildings; new Bastion House is 2 ½ times the size of the existing Bastion House and the Rotunda building twice the size and of a completely different scale to the existing Bastion House and Museum of London. The new buildings will obscure the views of the Barbican including its three Towers from the South by interposing more glass offices thus changing the impression of the City as a place where people both work and

live. The proposed development contrasts with the sensitive approach taken to the development of London Wall Place which has enhanced heritage assets and public amenity.

4. Not only is the proposal entirely different in the type of cultural offering but the open space including the existing Barber Surgeon's Gardens, Monkwell Square and parts of the Barbican Gardens will be overwhelmed and overshadowed by massive office blocks.

5. Demolition and new build can contribute substantially to climate change by releasing embodied carbon into the atmosphere. In addition, harmful pollutants are released as a result of demolition and construction activities. Table 8.17 in the Environmental Management Statement Vol 1 fails to include the residential properties in Monkwell Square (Monkwell House and Wallside), Mountjoy House, the Postern and Roman House when looking at loss of amenity due to dust and impacts of PM on human health during demolition and construction.

6. Having examined the planning documents referred to it appears that little consideration has been given to the question of how vehicular access is to be maintained to Wood Street North both during and after the construction period. During the construction period the proposed works to Wood Street Police Station are due to take place. An increase in HGVs and other vehicles using Moor Lane (when the barrier is open) would further reduce residential amenity. It cannot be right that the combination of demolition and construction including Phase 2 would cause such significant loss of access from London Wall and the situation continues after the construction phase because there is no provision for traffic which is currently needed to use the roundabout to access the east-bound carriageway of London Wall to continue to do so.

Yours faithfully

Abdul Bhanji
15 Wallside
Monkwell Square
EC2Y 8BH

From:
To:
Subject: Objection to the proposed London Wall West development
Date: 27 January 2024 15:34:16

THIS IS AN EXTERNAL EMAIL

Hello,

I wish to object to the proposed London Wall West development of the old Museum of London/Bastion House site.

The City of London has a climate action policy, yet the proposed development runs counter to the City's own excellent policy by proposing demolition of the existing buildings rather than refurbishment and reuse.

There is little point in having a climate action policy if it is ignored for a development like this. It is not as if there are a lot of empty offices currently in the City. The existing building could be reused to house, for example, an extension to the City of London School for Girls, or the London Metropolitan Archive, which will soon need to find new premises.

I am also worried about access to the Thomas More car park if a large amount of construction traffic, potentially including very large lorries, is forced to use the existing ramp off Aldersgate Street by the Turret.

Yours,

Martin Ross

123 Thomas More House, Barbican.

From:
To:
Subject: Objections to London Wall West
Date: 27 January 2024 16:16:42

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

There is no need to demolish the current buildings as they could be re-developed. The City of London has not given serious consideration to this option.

Demolition will cause tens of thousands of tonnes of embodied carbon. Sustainability of the existing buildings should be the aim. Demolition contradicts national and local climate action policies. The architects have said the proposed office towers will use cladding: this is not environmentally friendly or necessarily safe.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:17:13

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

Demolition of the former Museum of London and Bastion House will mean the loss of heritage assets. Significant harm will also be caused to the Barbican Estate and its gardens, St Giles', Postman's Park and St Botolph's.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:17:44

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The new proposed buildings will be out of balance with the area. Loss of sky and daylight will adversely affect Barbican properties. Existing nearby office buildings have affected sky and daylight, so this building proposal would add to the cumulative loss.

The original plans of the City of London provide the historical context and should not be ignored.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:18:16

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed office buildings do not complement existing buildings or the area. Most business buildings have 'cut-out' features so that a line of sight is established unlike the proposed offices, which have no such variation or levels to break up the top of the buildings. At least the NatWest Tower, or Tower 42, is an example of cut-out levels at the top of the building.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:18:46

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The NatWest Tower was controversial when it was built, and rightly so. Since then, buildings like the 'Cheese Grater', the 'Walkie Talkie' and the 'Gherkin' are examples of the monstrosities that have been built since. The City of London should not add to them through the London Wall West proposals.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:19:12

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed office towers are inappropriate for the area. The Guildhall buildings and square are an example of thoughtful attention to the historical context of the City. They were designed and built as a good use of work and adjacent space, as intended by the original plans of the City, with open spaces.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:19:37

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

One of the proposed office towers will obstruct the view of Aldersgate and Aldersgate Street, which the original City of London plans show should have unobstructed views from both ends. The A1 is the first Roman road, which would be breached by the proposed office towers. The architects have completely ignored where the original 'gate' of Aldersgate is situated.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:20:05

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed office towers will damage, breach and spoil the surrounding conservation areas. Any building work near conservation areas must not adversely affect those conservation areas, even if proposed buildings are not actually on the conservation areas themselves.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:20:28

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed office buildings are oversized and out of character in terms of scale to nearby buildings, including the Barbican Estate, which will be dwarfed by them.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:20:51

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed office towers and road alterations will not work with the required flow of traffic, including cars, lorries, vans, cyclists and pedestrians. Pedestrians will get lost when searching for the Barbican Centre. At an open evening, the architects could not demonstrate a clear path to the Barbican Centre.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:21:20

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

Residential amenities will become non-existent/radically reduced. There is one ramp accessing Thomas More Car Park, which builders' vehicles, equipment and supplies will use, block and spoil. Ambulances would no longer be able to access the Thomas More Car Park. Residents' deliveries will be non-existent. Removals vehicles would not be able to access or use Thomas More Car Park when residents move in or out of the Barbican Estate. Residents will be unable to access or return their vehicles to the Thomas More Car Park. Rubbish collections will be severely disrupted or not executed.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:21:53

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

At an open evening, the architects said their plans were drawn up in 2021 and that the proposed offices will have 'break out' areas on every floor, taking up one-third of the office space. The architects said such offices are desired by clients.

I work in such a modern built office, albeit on a far smaller scale, and away from residential properties. Since moving in in 2022, my employer took fewer floors than planned due to working practices developed during and since Covid, including:

- reduced need for desks due to part/whole working from home
- hot desking where employees need to book desks
- desks are one-third smaller than desks pre-Covid as laptops have replaced older-style computers
- employees are required to take home and store laptops and related equipment every night regardless of whether they will be working from home, which means there is no requirement for the employer to allow floor space for secure storage
- hard copy printing is vastly reduced due to electronic correspondence growth during Covid lockdowns
- no storage space is required for hard copy prints - data protection and GDPR means that electronic copies eliminate the requirement to keep hard copy correspondence. Indeed, it would breach GDPR to keep hard copies once documents have been saved electronically
- break out areas have proved to be a waste of floor space as they are not used and have been deemed 'dead space'. My employer is in the process of abolishing break out areas on all floors, put desks in those spaces and reduce floor space by giving up more floors
- my employer's peers will do the same in order to be competitive. Therefore, the architects are out of date in their 2021 thinking.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

From:
To:
Subject: London Wall West
Date: 27 January 2024 16:22:17

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Planning Permission for ref. 23/01304/FULEIA
Planning Permission for ref. 23/01277/LBC
Listed Building Consent for 23/01276/LBC

I oppose the London Wall West plans.

The proposed redevelopment of London Wall West is pure speculation. There is not a single client for the proposed offices. I can see empty floors in offices viewed from my home. These empty office spaces pre-date Covid by many years. The whole idea is pure greed and recklessness by the City of London.

Kay Lee
301 Seddon House, Barbican, EC2Y 8BX

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Frank Forster

Address: 213 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The development threatens to increase density around the estate from yet another side. This will not only make life in the neighborhood even more difficult to navigate, but also further overload the already stressed infrastructure.

Further, given the glaring vacancy in office assets around the estate (white collar factory, holo...) it's not reasonable to speculatively develop more, redundant office stock).

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Juliana Lottmann

Address: 213 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This proposal will negatively impact the residents, reducing the amount of daylight and create privacy issues given the proximity to existing buildings. Another consideration is the access, and impact on the car park entrance.

The office demand is non-existent, there are plenty of empty office spaces in the city, we don't need another one and definitely not such a big ugly building.

If you want to build something, think about community spaces, green spaces and recreational space for residents.

I strongly oppose to this proposal

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jeremy Tambling

Address: 402 Mountjoy House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: First, and inherently, I object strongly to 'demolition' of buildings: it ignores the climate-change crisis in producing choking carbon-emissions in both the demolishing and rebuilding. It takes no account of the targets the government has set to reduce our carbon-footprint: for the City of London to engage in such wanton practice as wholesale demolition is not a good look for it. On this count alone, the application should be rejected.

The proposals for the new build are unimaginative and philistine: for a start why not give more room for classrooms for the City of London Girls' school? Or the Guildhall? Why not explore ways of increasing awareness of the City's heritage (a shockingly neglected idea, this) instead of taking as a rule the notion that as much money as possible has to be made out of a site? Are those values we want to be known by? Is the City adhering to its own declared 'green' standards? Of course not. Whose interests are being served?

The 1970s buildings as they stand are neither unpleasant nor dysfunctional; they can be

retrofitted; cleaned up; made more viable. The projected applications will involve loss of daylight, a restrictive and endangering use of the Thomas More carpark, and a loss of the uniqueness of the Barbican, which is a major tourist 'pull'; and will do little to revivify the London wall area.

It is all off-the-wall thinking, with zero concept of best use; of the kind of city which will give ideals for people to live by. The new office towers look grotesquely disproportional; architecturally, they are unimaginative boxes with predictable cladding - not exactly following the City's rich past; more ways in which the new build in the City is repetitive, boring and knee-jerk (let's have more offices, cynically saying it'll all offer cultural experiences and consumerism). There is nothing to bring people in, and minimal environmental friendliness in terms of green spaces.

The projections lack vision and - worse - offer no future.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Polly Staple

Address: 6 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this planning application on the following basis:

- The City of London is misrepresenting the project, its scale, and its visual impact in the promotional material.
- The detrimental noise and impact of all the activity/use of the new buildings and thoroughfares has not been duly considered.
- The plans compromise the architectural heritage, and its appeal to residents and visitors. This appeal is what directly attracts residents and visitors to the city contributing significant benefit to the city's economy.
- The city is not considering the most beneficial use of the site: there is no need for more office space in a city with so much unoccupied office space already.
- The objections and concerns of residents have not been adequately considered: a failure of the City's strategic commitment to its' public.

- The negative environmental impact and long-term damage to nearby listed assets are all at odds with the City's own Climate Action Strategy, national and local climate change policies.
- The development will negatively impact on the Barbican's residential blocks adjacent to the site - Mountjoy House and Thomas More House - there will be significant loss of privacy and daylight and increased noise.
- The service/access routes to the Barbican will be negatively impacted with only one entrance/exit way to accommodate existing use plus dramatically increased use for the new office blocks seriously impacting emergency access; increased general day to day access will increase pollution, congestion and noise.
- The proposed use of the Thomas More CarPark for construction is at odds with leaseholders' rights to access and services.
- The city has not duly considered alternative options for development of the site: reduced size of the proposed new office buildings and retrofitting Bastion House for example would address many of the objections being raised.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Ms Polly Staple

Address: 6 Thomas More House, Barbican, London EC2Y 8BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this planning application on the following basis:

- The City of London is misrepresenting the project, its scale, and its visual impact in the promotional material.
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- The objections and concerns of residents have not been adequately considered: a failure of the City's strategic commitment to its' public.
- The negative environmental impact and long-term damage to nearby listed assets are all at odds with the City's own Climate Action Strategy, national and local climate change policies.
- The development will negatively impact on the Barbican's residential blocks adjacent to the site - Mountjoy House and Thomas More House - there will be significant loss of privacy and daylight and increased noise.
- The service/access routes to the Barbican will be negatively impacted with only one entrance/exit

way to accommodate existing use plus dramatically increased use for the new office blocks seriously impacting emergency access; increased general day to day access will increase pollution, congestion and noise.

- The proposed use of the Thomas More CarPark for construction is at odds with leaseholders' rights to access and services.

- The city has not duly considered alternative options for development of the site: reduced size of the proposed new office buildings and retrofitting Bastion House for example would address many of the objections being raised.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Ms Polly Staple

Address: 6 Thomas More House, Barbican, London EC2Y 8BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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and increased noise.

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- The proposed use of the Thomas More CarPark for construction is at odds with leaseholders' rights to access and services.

- The city has not duly considered alternative options for development of the site: reduced size of the proposed new office buildings and retrofitting Bastion House for example would address many of the objections being raised.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Dr Dan Kidner

Address: 6 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly object to the plans for the London Wall West development on the following grounds:

1. The plan has not considered the enormous environment cost of the demolition and construction work. It is not compatible with national plans or the City's own Climate Action Plan.
2. There doesn't appear to have been any serious attempt to consider the possibility of retaining and/or retrofitting Bastion House and the former Museum of London building. The current proposed plan by the City makes a mockery of the Mayor's call in 2021 for a "retrofit revolution" as well as the city's own vision for a "Culture Mile."
3. The visual impact is considerable and hasn't been adequately considered. The Grade II listed Barbican Estate and Centre is one of the most lauded building projects of the 20th Century. It is absurd and counterproductive not to take this into account when planning what to do on this site.

Although there were issues with the Centre for Music plans - the previous plan for this site - the vision for that project took this and the Culture Mile seriously.

4. The city is overrun with unused office space and 11 more towers are planned by 2030 (not including these two proposed towers). But most of these do not occupy such culturally and historically significant sites. Unlike the previous Centre for Music proposal this project is purely amount maximising profits for the city, and they have been explicit about this.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Dr Dan Kidner

Address: 6 Thomas More House London

Comment Details

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- Other
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Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Dr Dan Kidner

Address: 6 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jake Brandford

Address: 12 Crestbrook place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposal of yet another faceless metal and glass abhorrence is the last thing an important and historic area of London needs. Barbican estate is a modernist masterpiece both in terms of its spirit and functionality - you would do well to learn from this example. Unlike other buildings from the era the Barbican has been well maintained and thus continues to serve its purpose, drawing thousands of visitors and even achieving global renown as a triumph of mid-century architecture. Instead of shitting on its doorstep why not repurpose the existing infrastructure and respect both the residents and history of the area? Money hungry councils and tasteless developers have already made swathes of our great city bland, soulless and unremarkable - if this officious redevelopment continues there will be very little left of London's character.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Gordon Wise

Address: 283 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am aghast by these proposals and write to object in the strongest possible terms. I am a Barbican resident of over 20 years' standing, and have lived in the area for 25 years having previously owned a home on Charterhouse Square.

I am astonished by this proposal for several reasons:

- firstly, the City claims to be putting forward the application in order to make 'best value' of the site. Why is this value seen narrowly as just how much building can be poured into this sensitive site and how much money generated from it? Where is the consideration for the neighbouring physical environment, the Barbican being a significant listed environment, but also other notable buildings such as the Ironmongers' Hall, Postman's Park, Wesley Chapel and Roman wall dating back not just 50+ era-defining years or indeed centuries but millennia? This bulky, overbearing

building will do nothing other than smother this remarkable corner of London, including the anchoring views of St Pauls from Aldersgate St and other locations. Where is the honest appraisal of carbon impact? Where is the duty of care for those who live here?

- alternative options for the site were pursued in an absurdly small time-frame, before the decision above was taken. Why is there no serious consideration of alternatives?

- London Wall was masterplanned alongside the Barbican to showcase the very best of the post-War future. Bastion House, with its piloti and subtle monochrome facade, is an elegant interpretation of one of the tower buildings specified for the site, floating above an area that would otherwise be prone to monolithic clustering. The former Museum of London is an elegant, flowing space, with its unique Rotunda spur which creates fascinating dynamic between the road and podium levels, showcasing a deeply intelligent response to the planning considerations of the time. Both are ripe for exciting reinterpretation as 'heritage' sites in their own right. I see a deep irony each day as I walk to work and see the loving care and considerable amount of money being lavished on the western end of Smithfield - buildings which not so long ago the City itself wished to demolish - to give them a new C21st life. Why has this thought not been applied to the existing London Wall West assets? Independent surveys sited by Barbican Quarter Action have highlighted the fallacious arguments put forward by the city about the redundancy of these buildings in structural safety terms. This new development would be built on lies.

- the carbon impact this development will have - demolition and new construction - will be staggering. This proposal is in complete contradiction to all of the City's much-vaunted carbon reduction statements and commitments, and national and international encouragement for reuse, refitting and redeployment of existing building stock, ignoring an enormous rate of inspiring precedents beloved by their communities and protective of the environment as a whole.

- the City is already replete with unused and under-used office buildings. Where is the demand for this new office space? This is a speculative development. We work very differently now. It risks being even more redundant than the existing buildings it is being claimed are 'redundant'.

- you state that you have undertaken consultation with residents, but neglect to say that this has been resoundingly negative. This development is going to prejudice the quality of life for thousands of people and irrevocably harm the environment, built and otherwise, around it.

I urge you to reject this application. The City must rethink, for its reputation, in the light of its responsibilities, and for the sake of us all.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Mr Gordon Wise

Address: 283 Cromwell Tower, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am aghast by these proposals and write to object in the strongest possible terms. I am a Barbican resident of over 20 years' standing, and have lived in the area for 25 years having previously owned a home on Charterhouse Square.

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- alternative options for the site were pursued in an absurdly small time-frame, before the decision above was taken. Why is there no serious consideration of alternatives?

- London Wall was masterplanned alongside the Barbican to showcase the very best of the post-War future. Bastion House, with its piloti and subtle monochrome facade, is an elegant interpretation of one of the tower buildings specified for the site, floating above an area that would otherwise be prone to monolithic clustering. The former Museum of London is an elegant, flowing space, with its unique Rotunda spur which creates fascinating dynamic between the road and podium levels, showcasing a deeply intelligent response to the planning considerations of the time. Both are ripe for exciting reinterpretation as 'heritage' sites in their own right. I see a deep irony each day as I walk to work and see the loving care and considerable amount of money being lavished on the western end of Smithfield - buildings which not so long ago the City itself wished to demolish - to give them a new C21st life. Why has this thought not been applied to the existing London Wall West assets? Independent surveys sited by Barbican Quarter Action have highlighted the fallacious arguments put forward by the city about the redundancy of these buildings in structural safety terms. This new development would be built on lies.

- the carbon impact this development will have - demolition and new construction - will be staggering. This proposal is in complete contradiction to all of the City's much-vaunted carbon reduction statements and commitments, and national and international encouragement for reuse, refitting and redeployment of existing building stock, ignoring an enormous rate of inspiring precedents beloved by their communities and protective of the environment as a whole.

- the City is already replete with unused and under-used office buildings. Where is the demand for this new office space? This is a speculative development. We work very differently now. It risks being even more redundant than the existing buildings it is being claimed are 'redundant'.

- you state that you have undertaken consultation with residents, but neglect to say that this has been resoundingly negative. This development is going to prejudice the quality of life for thousands of people and irrevocably harm the environment, built and otherwise, around it.

I urge you to reject this application. The City must rethink, for its reputation, in the light of its responsibilities, and for the sake of us all.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Brad Rose

Address: Flat 1 shaw court Cornwallis road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Ruining history and well revered areas to london because of greed

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Drinkwater

Address: 41 Hatfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I object strongly to this proposed application, which will cause immense harm to this area.

Demolition of Bastion House/ Museum of London building - loss of an important, appreciated, frequently photographed rare example of a van der Rohe inspired office block. CoL's Bastion House structural report was been demonstrated to be flawed. The building should be retrofitted in line with the City's 'retrofit first' approach. The Museum of London building and rotunda are an important gateway into the Barbican.

Replacement of valuable cultural space - there is no evidence more office space is needed in this area. Office vacancy rates are falling in the City, there is a surfeit of nearby flexible office space eg Finsbury Tower, while CoL is trying to "reposition the City as a world capital for commerce and culture" [its words]

Environmental and pollution - the tens of thousands of tonnes of CO2 that will be released into the

atmosphere is scandalous, dangerous and will shatter Net Zero targets. Many young children live on neighbouring Barbican and Golden Lane Estates where there are already dangerous levels of pollution.

Accessibility - the plans to demolish the rotunda and highwalks removes an important and accessible navigation route around the Barbican Estate and towards St. Pauls and the City. My family and I use this route regularly with a pushchair to escape the dangerous pollution and traffic on Aldersgate Street and London Wall.

Scale - the sheer bulk and design of the two towers that will form the development is completely out of character and proportion with the neighbouring Barbican Estate. They will replace existing buildings that work within the overall context of the estate and rob families on neighbouring residential properties on Mountjoy and Thomas Moore House of sunlight.

I have not met anybody who supports this application and urge you to refuse it. CoL should work with and not continue to ignore local residents to remagine this important cultural corner.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Antonina Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I OBJECT to the application reference 23/01304/FULEIA, for the following reasons:

Heritage: The proposed development disregards the significance of both designated and non-designated heritage assets in the vicinity, including Bastion House and the Museum of London, the Barbican Estate, St Giles Cripplegate and the Barbican and Golden Lane Conservation Area. The lack of design consideration makes it unfitting for its surroundings and lacks architectural merit.

Carbon Emissions: Contrary to local, London, and national policies advocating for retrofitting existing buildings to reduce carbon emissions, the proposed demolition shows a disregard for sustainability. Given viable alternatives suggested by reputable developers, the City of London Corporation's failure to consider the most sustainable option reflects a lack of commitment to

achieving net-zero emissions.

Residential Amenity: The new proposals will significantly disrupt my residential environment by exacerbating traffic congestion on the Thomas More ramp, potentially impeding emergency service access. Moreover, the absence of an alternative route to the residents' car park with unrestricted height access raises concerns about practicality and safety.

Financial Responsibility: I am deeply concerned about the excessive expenditure of my local authority on speculative development. The £11m already spent on this venture appears irresponsible and warrants reconsideration.

I strongly urge the rejection of this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Mahendra Pabari

Address: 162 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposals for a number of reasons

1. The current plans to demolish the existing buildings instead of repurposing them is against the City's own Climate Change policies
2. The impact of the resulting traffic flow will further increase congestion and pollution, as well as reduce access for both Barbican residents and Emergency Vehicles
3. The height of the two new proposed buildings is completely out of scope with the current area and will negatively impact the sunlight of not only buildings North of the site, but also the current outdoor spaces in the vicinity
4. The building of more commercial office space in the City which is already filled with empty office space and more office buildings in development (two are being built almost adjacent to the site on Gresham Street and St Martin's Le Grand) - instead of using it for cultural use.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Joanna Lyall

Address: 307 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to object to the proposed scheme. I think it represents over development of the site. To demolish existing buildings is in opposition to the City's climate action strategy.

I do hope this plan will be reconsidered.

Joanna Lyall

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Miss Jennifer Dyne

Address: 63 Church Street Chesham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wholly object to the demolition of two important post-war buildings. These buildings make significant contribution to the character of the area, and are carefully designed to their context. These buildings should be protected.

Gemma Delves
City of London Planning Department
Guildhall
London
EC2P 2EJ

28 January 2024

Dear Ms Delves,

**OBJECTION TO LONDON WALL WEST, 140 LONDON WALL, 150 LONDON WALL,
IRONMONGERS' HALL, SHAFTESBURY PLACE, LONDON WALL CAR PARK, LONDON, EC2Y**

**PLANNING APPLICATION REFERENCES: 23/01304/FULEIA, 23/01277/LBC, 23/01276/LBC -
REPRESENTATION**

As a local resident of the Barbican, who will be directly and adversely affected by the demolition and redevelopment at London Wall West, I am writing to object to the proposals for the reasons set out below.

Design

Whilst the existing Bastion House is a tall building, a low-level podium extends across much of the site. This affords views from Wallside through the site between the existing buildings.

The proposed development includes for three new buildings ranging from 5 storeys to 17 storeys in height. The proposed development would introduce significant bulk and massing to the site that would not relate well to the Barbican. The proposed development would entirely block views through the site from Wallside where a solid mass would be observed with no breaks between the new buildings, as shown in the Townscape, Visual and Built Heritage Impact Assessment (TVBHIA). From Monkwell Square, views of the proposed development would appear overbearing with expansive solid glass façades. I disagree that from these viewpoints that the visual effects would be major beneficial that is reported in the TVBHIA.

With regard to landscaping, it understood that 14 trees and 2 tree groups would be removed. Whilst 100 new trees are proposed, the majority of these are proposed at podium level and above rather than at ground level. I therefore have concerns that the proposed development does not maximise landscaping and tree planting opportunities at ground level. I also have concerns that the Barbican and St Alphage's Gardens Sites of Importance for Nature Conservation within the site will become damaged or degraded during demolition and construction works.

Built Heritage

Regarding built cultural heritage, there are two main areas of identified harm. Firstly, the demolition of the former Museum of London and Bastion House and, secondly, the resultant change that the proposed development would have on the setting and character of the Registered Park and Garden of the Barbican and the area around the Wallside.

The former Museum of London and Bastion House are the design of Powell & Moya and reflect the practice's height of success in the mid-to-late 20th century. These buildings are of high importance for their ability to provide in-depth appreciation and understanding of a notable architectural firm from the last century. Further historical and architectural insight is conveyed through the buildings involvement in the narrative of the City of London's post-war development.

I am aware of Historic England's recent Certificate of Immunity from listing of these buildings. However, it is of paramount importance to differentiate between the issuing of a Certificate of Immunity and the concept that the buildings still hold historical and architectural interest of high value. Although the buildings are covered by a Certificate of Immunity, this does not serve as a warrant to state they are not of worth to the setting of nearby heritage assets and the area to the east of the Barbican.

Bastion House and the former Museum of London are important contributors to both our past built cultural heritage and present-day appreciation of the wider setting. This consideration is shown through the positive relationship they hold with the Grade II* Registered Park and Garden of The Barbican (LEN: 1001668). As noted within the listing '*the series of public, communal, and domestic gardens, courtyard, and squares form an integral part of the architecture of The Barbican*'. It is from within these spaces that the character of the Barbican as a post-war development is captured and appreciated by individuals. The post-war character holds special interest for its cohesive identity driven by the shared use of materiality, geometry and heights – an identity that the listing description notes as '*lines and rhythm of the architecture*'. Indeed, the listing description goes as far to single out the importance of the '*built-in concrete plant boxes*' in driving the post war identity of the area.

The former Museum of London and Bastion House were designed within the same decades as the formation of the Barbican. They are evidence of symbiotic modernist design that hold the same characterful use of geometry, concrete construction, podium form and sheltered courtyard gardens. The Museum of London and Bastion House are intrinsically linked to present day appreciation of the Barbican and inform upon its special interest. The similarity in form and use of materiality, which are key defining features of the Barbican, are echoed and compounded by the former Museum of London and Bastion House.

The proposed demolition would negatively impact the setting and character of the Grade II* Registered Park and Garden of the Barbican. Loss of the structures would effectively remove the currently appreciable and relieving buffer that these buildings serve against the modern developments on London Wall (p.142 of the TVBHIA). Demolition of the buildings, in its own right, would degrade the appreciation of the Barbican's character and lessen an important buffered relationship with the Grade II* Registered Park and Garden.

Diluting the buffer between the conflicting materiality of buildings on London Wall and the Barbican would be exacerbated by the architectural design of the proposed development. This point illustrated on p.121-122 of the TVBHIA, whereby the Barbican's identity is shown to be highly informed by the harmony of the elevation treatment to the mid-to-late 20th buildings. This character of the Barbican is distinctively separate from the modern glass elevations found along London Wall, which is detracting.

The geometry and materiality of the existing Bastion House helps to buffer and ensure the readability of the Registered Park and Garden as distinctively separate from these modern elevations. Page 122 of the TVBHIA illustrates how the loss of Bastion House would result in both the London Wall and the proposed building's glass elevations having a negative impact upon the appreciation of the Barbican. In this view, the buffering effect afforded by Bastion House would be erased and the church spire effectively forced into forming a continuous visual link to the modern elevations on London Wall.

The TVBHIA acknowledges that the church tower would be impacted upon by the form of the proposed development and attempts to downplay the impact by stating that only the outer 'husk' of New Bastion House would be visible. This is inaccurate. The proposed building is a tall modern structure with a complex fenestration and textured elevation treatment. It overtly overpowers the Grade I listed church's spire and confuses appreciation of the asset. The proposed development would result in a visual encroachment on the setting of the Registered Park and Garden and character of the Wallside area. The current important views of openness would be terminated by modern glass elevations and damage the '*lines and rhythm of the architecture*' that define the Registered Park and Garden and Barbican area.

Overall, the TVBHIA has used the Certificate of Immunity as a mechanism to draw much needed attention away from the proposed developments' negative impact upon the Registered Park and Garden and surrounding area. The former Museum of London and Bastion House are historically and architecturally important in their own right by informing upon a key post-war architectural practice. The proposed development has to be understood within the context of their immediate setting and what they afford to the protection of a Grade II* Registered Park and Garden in an area of new modern glass elevations.

Should the proposed development be approved, the currently strong differentiation on identity between the Registered Park and Garden and Wallside area, against the modern glass elevations of London Wall would be removed. This would ultimately result in a weakened brutalist identity which is key to the character of the Registered Park and Garden and Wallside area.

Residential Amenity

Demolition and construction are expected to last approximately 6 years. Given the duration and proximity of the works to the Barbican, there are significant concerns regarding dust and noise pollution adversely affecting the residential amenity of Wallside, Monkwell Square and the surrounding residents. Within Chapter 7 of the Environmental Statement, predicted noise levels at Wallside during piling activities are only just below (1dB below the threshold value) the Significant Observed Adverse Level, where significant negative effects on health and quality of life are possible over the duration of the activities. The Significant Observed Adverse Level is exceeded at other nearby residential properties, including at Mountjoy House and Monkwell Square where significant negative effects are predicted. Throughout this period, there is also a high risk of dust deposition leading to a loss of amenity and negative impact to human health, particularly because the works would be downwind from Wallside and Monkwell Square.

During the lengthy demolition and construction period, I also have concerns regarding the additional construction traffic and, in particular, the increase in heavy duty vehicles on road safety. Once the proposed development is operational, Chapter 6 of the Environmental Statement indicates that non-motorised users would be negatively affected by severance. The proposed development should seek to improve the environment for non-motorised users. Furthermore, the proposals remove the Rotunda and thus ability for traffic on London Wall to safely turn back on itself. Owing to the reconfiguration, I strongly object that the proposals remove a direct route for traffic approaching from Montague Street to turn directly onto London Wall (which is currently the case). From the west of the Barbican, residents at Wallside, Monkwell Square and the surrounding area will therefore only be able to access London Wall from Aldersgate Street. A longer, more convoluted, route would lead to significant disruption to residents living in the Barbican.

Once the proposed development is completed and operational, without appropriate controls and mitigation, entertainment noise from external event spaces would negatively affect local residents. Since the proposed development would increase permeability through the site, footfall and people gathering at night in the public realm would increase noise and cause disturbance to neighbouring residents, negatively affecting the residential amenity. I therefore have significant concerns regarding anti-social behaviour and noise at night from such places in the proposed development.

Owing to the increased scale and massing of the proposed development, the residential amenity at Wallside would further be reduced following completion of the proposed development by the increased overshadowing of City Walls & Tower – North amenity space, as identified in Chapter 13 of the Environmental Statement. Whilst it is acknowledged that only a small area (11.43m² or 3%) of this amenity space currently receives two plus hours of sunlight on 21 March, once the proposed development is completed, none (0%) of this amenity space would receive two plus hours of sunlight on 21 March leading to a permanent negative effect. This would be alongside increased overshadowing at City Walls & Tower amenity space and Monkwell Square. Furthermore, the proposed development would lead to a reduction of daylight at Wallside and the residents at Mountjoy House and Monkwell Square would experience negative effects.

Planning Conditions and Mitigation

I object to the current proposals. However, should planning permission be granted it is requested that mitigation measures are secured through planning conditions given the adverse effects on residential amenity. These should include, but not be limited to, the following:

- Stakeholder Communications Plan;
- Air Quality and Dust Management Plan, including air quality monitoring;
- Construction Logistics Plan;
- Demolition and Construction Environmental Management Plan;
- Noise and vibration monitoring during demolition and construction works;
- Arboricultural Method Statement;
- Landscape/tree barriers incorporated into the detailed design to protect people from air pollution (as identified in the Air Quality Positive Statement);
- Long term management and maintenance of landscaping and biodiversity;
- Events Noise Management Plan for all external events;
- Measures to prevent anti-social behaviour at night in the public realm;
- Restriction of event activities undertaken in external places; and
- A detailed Social Value Strategy, with further engagement with the local community to maximise opportunities for neighbouring residents.

It is requested that consideration is given to the design to enable residents approaching the Barbican from the west (Montague Street) continues to have a direct route onto London Wall.

Regarding landscaping and biodiversity, I note that that the Biodiversity Net Gain Assessment illustrates that biodiversity net gain could be achieved within the proposed development. However, the planning application was submitted before February 2024 where a minimum of 10% biodiversity net gain becomes mandatory. Nevertheless, it requested that there is a mechanism to secure a minimum of 10% biodiversity net gain.

Conclusion

For the reasons stated above, I object to the current proposals and seek the Council to refuse the planning application. However, should permission be granted, it is requested that planning conditions are imposed to reduce the impact on residential amenity and for developer-funded contributions to maximise benefits for the local community.

Yours sincerely,

Faye Clements

[14 Wallside]

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jon Blanthorn

Address: 1462 Glenwatson Dr Mississauga

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a part-time Londoner and writer I converse with people globally about London and am asked why I still love it. Apart from the unparalleled architectural heritage embedded in London's culture, Londoners recognize the importance of balance between maintaining that heritage and growth. They aren't against growth, they are against the use of spaces for what will be yet another unnecessary development of interest only to the developer. This proposal won't help London, the community or groups, it favours a few who will make money at the expense of legacy. It is the worst reason to grow.

From:
To:
Subject: Objection to Plan for London Wall West
Date: 28 January 2024 09:06:37

THIS IS AN EXTERNAL EMAIL

I would like to object to the plans to develop the Museum of London and Bastion House.

As usual you are not taking into account the disastrous effect the proposed buildings will have on the residents and the environment .

There is a much reduced need for office building in the city and apparently approximately a small proportion of existing office buildings are occupied.

There are good examples of buildings being preserved and the structures reused preventing wasteful demolition

The scale of the plan will set an example of what other developers will hope to do effectively destroying the local environment .

It would be good to think that the Corporation is concerned for their residents well-being and not just wishing to maximise financial gain.

Yours

Catherine Harris

11 Wallside

Barbican

EC2Y 8BH.

Sent from my iPhone

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Case Officer: Gemma Delves

Customer Details

Name: Ms Rebecca Wells

Address: 702 Willoughby House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object because it will ruin the place we call home - with noise, with eyesore and with blocking light.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Xavier Fenouil

Address: 27 Kimberley gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: The plan aims to destroy significant post war architecture buildings that have become cultural icons for Londoners.

The circular garden in the museum of London is an exceptional architectural example that should be protected. It conveys poetry in an already heavily built up neighbourhood.

The redevelopment around the Barbican with many sterile glass office buildings is slowly dehumanising this neighbourhood. Becoming an office only area, all life has gone passed 6pm.

Focus should be on a more diverse use of the area mixing residential, retail, community and cultural.

In the current climate disaster it is inconceivable the council is planning on producing so much waste through the destruction of the builds when reassignment of the existing could bring innovative solutions. Our priority is to protect the environment and our cultural heritage over profit and standardisation. Post pandemic the use of office is in decline and shifted to flexible working. Many buildings are empty, so why would we need more soulless office building areas. Where possible destruction should lead to rewilding the city centre.

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Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Miss Ceri Wilkins

Address: 6 Bowater House London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I believe that this building should be kept and restored as opposed to knocking down another City asset. Residents do not want the current proposals to go ahead and they have my full support!

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Leigh Bowen

Address: 6 bowater house London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I'm objecting to the proposal of the demolition of the above building, this is a community asset and another office block is not needed in this area.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr leo burley

Address: 11 grazebrook road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object for the clear reasons that this planned building work is both unnecessary - please note that over 10% of current office space in the City of London is unused with no suggestion by any bodies that more office space is needed - and it is also wantonly destructive to the local environment and city wide environment. At a time when construction work like this is one of the key contributors to climate change it would hugely irresponsible to proceed with this project.

From:
To:
Subject: OBJECT
Date: 28 January 2024 10:25:10

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I wish to object to the proposed demolition and redevelopment of the former Museum of London/Bastion House for the following reasons:

1. The existing buildings were designed in proper relation to the scale and disposition of the Barbican and associated buildings, as part of a far-sighted vision for the space and light of this part of the city. Much of the balance has already been upset by the construction of tall buildings too close to each other with resultant loss of natural light and space: in its proximity to the Barbican Estate itself, this proposal will have a seriously deleterious impact.
2. It is not clear that there is a shortage of office space at present, nor that demand will increase in the future. This suggests that building more on a speculative basis is unnecessary: alternative uses should be given greater consideration.
3. The buildings should rather be retained and renewed, in line with government and local government policies to mitigate the effects of climate change. Demolishing them should be a last resort if all other options have been exhaustively and extensively reviewed, with adequate time allowed for that process.

Ian Patterson
16 Breton House, Barbican, EC2Y 8DQ

*

Dr Ian Patterson

*

Life Fellow, Queens' College, Cambridge

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Michael McCoy

Address: 283 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Far too big for the site and no consideration for residents, historical views of nearby buildings, eco issues

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Ruth Campbell

Address: 147 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the planning application which contravenes sustainability, contrary to local and National climate action policies, and which also totally disregards the heritage of the site, dating back to Roman and Saxon times. Buildings such as the Museum of London and Bastion House are important and should be retained and adapted since their demolition would release incalculable amounts of carbon into the atmosphere. The buildings which have been proposed for the site are disproportionately large and totally out of character for the area. They are intended to be used as office premises which I would contend are totally superfluous to requirements as the City of London currently has many recently built office blocks in the vicinity standing totally empty due to the changed nature of working, which nowadays can be done from home. The City has no tenant for the site and I would suggest that should there be any need for major office development then there are many other more suitable locations in the City. I am sorry to say that in putting forward this planning application, the City has totally ignored its own net zero targets, its move towards refurbishment over demolition and its own heavily promoted climate goals. It is sad to see that the planning application rides roughshod over all of these and that the City appears to be driven by a desire to extract maximum cash revenue from the site.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Brendan Ball

Address: 96 Blackgate Lane Preston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This land should be for the world class concert hall the UK was promised

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Harvey Brown

Address: 26, Bowater House The Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The reason the Museum of London was closed and moved to Smithfield was so London could finally get a world-class Acoustic Concert Hall.

The Festival Hall and Barbican Hall acoustics are crap (believe me I've played both). Birmingham and Liverpool have far better Concert Halls now. The plans were made and Sir Simon Rattle had agreed to return as Principal Conductor of the LSO there.

Then Brexit occurred and the greedy Chicago Capitalist Pigs have stepped in with totally unnecessary Office megaliths. Musicians I have spoken to worldwide deplore this and history will not judge The City of London kindly if this goes ahead.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Hector Lee

Address: 70B, Tower 1B Lohas Park Hong Kong

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:It's not a satisfactory situation at all.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Russell Harris

Address: 11 Wallside Monkswell Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Unnecessary demolition and new building will release CO2 and is contrary to City of London net zero target policy.

Proposal will lose architectural important buildings especially the unique interior aspect of the rotunda and damage the neighbouring amenities, gardens, daylight sunlight and aspects by the more than 2.5 times scale of Bastion House overpowering Barber Surgeons, Monkswell Square, most of Barbican Estate, St Giles, St Paul's, Postman's Park, St Botolphs, City of London Girls School without evident demand for office space at this location. The scale alone will destroy the unique human proportions of the Barbican Estate justly celebrated as an architectural icon.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Catherine Harris

Address: 11 Wallside Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I would like to object to the plans to develop the Museum of London and Bastion House. As usual you are not taking into account the disastrous effect the proposed buildings will have on the residents and the environment .

There is a much reduced need for office building in the city and apparently approximately a small proportion of existing office buildings are occupied.

There are good examples of buildings being preserved and the structures reused preventing wasteful demolition .

The scale of the plan with set an example of what other developers will hope to do effectively destroying the local environment .

It would be good to think that the Corporation is concerned for their residents well-being and not just wishing to maximise financial gain.

Yours

Catherine Harris

11 Wallside
Barbican
EC2Y 8BH.

Sent from my iPhone

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Olivia Laing

Address: 16 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I wish to oppose the City's plans. As a resident I am aware of an increasingly large number of empty offices, because of the shift to working from home, and I question the insistence on building more.

Bastion House and the Museum of London are both extraordinary buildings and should be preserved and reused, not demolished, both on aesthetic grounds and in keeping with the council's own policies on climate change and sustainability. This is an exceptionally rich and sensitive historical site with a wonderful combination of ancient and modern buildings, from the London Wall to the Museum and Barbican itself. Any development should be minimal, and thoughtfully reuse existing structures.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Pam Morris

Address: Flat 103 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: 'Our Vision, claims the City of London Corporation on its current website, aims to contribute to a 'nourishing' communities that are 'cohesive', 'safe' and 'healthy'; to promote the City as a global hub for 'commerce and culture'; and shape 'a thriving sustainable natural environment' with spaces that are 'resilient and well maintained'.

The Corporation's plans for London Wall West would make a mockery of these pledges. My objections to the plans are based upon the Corporations own stated claims that underwrite the integrity of its civic and legal authority.

1 Damage to 'sustainable natural environment': the proposed demolition will release thousands of tonnes of CO2 into the air contributing to global heating. The dust arising from demolition constitutes impairment of air quality and presents a health hazard for those living and working

locally, especially any with respiratory problems. Retrofitting, claimed by the Corporation on its website to be the favoured option, would minimise these harmful effects.

2. Damage to cultural 'global hub': the over-dominant height and scale of the proposed new buildings will dwarf and overwhelm the rich heritage of the area that encompasses Postman's Park, St Giles Cripplegate, Roman and medieval remains, site of Shakespeare's early theatre, and much else irreplaceable City history. The economic tourist footfall of the area will be jeopardised by loss of character entailed in the scale of new offices.

3. Damage to local neighbourhood: the development will adversely affect road safety for cyclists and pedestrians contrary to environmental aims. Residents of Mountjoy House will lose privacy and along with Thomas More there will be loss of daylight and sunlight. The visual impact of proposed buildings will compromise the architectural integrity of the listed Barbican Estate and of Bastion House and the London Museum, both recently noted by the 20th Century Society as endangered important buildings.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: John Macfarlane

Address: 144 Elm Grove Brighton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Another unnecessary office block at the expense of a much needed amenity!!!

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Dragana Vukovic

Address: Apartment 23 2 Featherstone street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Not happy with what it is intended for. Far better use could be made of this, such as concert hall.

Begum, Shupi

From: Tara [REDACTED]
Sent: 28 January 2024 13:31
To: PLN - Comments
Subject: London Wall West 23/01304/FULEIA,23/01277/LBC, 2301276/LBC. OBJECTION

THIS IS AN EXTERNAL EMAIL

Hi,

My wife and I have lived in Monkwell Square for over twenty years. It's a tranquil location, with listed buildings and lovely gardens.

This development will have a major impact on the square.

Whilst recognising the benefits, particularly of the proposed new public areas, and the downsides of the existing structures, rather bleak almost soviet in appearance, my main concern is the length of time this development will take (ten years?) and the disruption to residents.

Specifically, I'd like to see the timeframe shortened and priority given to delivering the public areas and the associated benefits.

While modern construction tends not to be so disruptive in the later phases, the groundwork, e.g. pile-driving, can be very trying. What steps are being taken to mitigate or shorten this phase?

Tara Basi
10 Wallside

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Catherine Souch

Address: 510 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The grounds for my objection are:

1. The impact of the demolition on the environment - in terms of carbon released; impact on air quality. The buildings should be retrofitted as is.
2. Heritage. The historic and distinguished nature of the buildings and the history and cultural potential of the site.
3. The size of the proposed building which will affect views, affect solar receipt (and generate glare), change local wind conditions. It will impact local climate conditions
4. Actual demand for the planned development. There is an abundance of offices in the city that are empty.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Luke Smallman

Address: 130 Thomas More Hous Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: There has been insufficient consideration given to retention and refurbishment of the existing Museum of London and Bastion House buildings. This is despite the significant interest expressed by architects and developers in this option during a very short consultation period last year.

Retention and refurbishment of the existing structures would be a much better development option.

Firstly, because the much larger mass and scale of the proposed new buildings is so out of proportion with the existing heritage buildings of the neighbouring Barbican Estate. Barbican residents will suffer dramatic loss of amenity through loss of light and sky, loss of privacy, increased noise and air quality.

Secondly, the enormous additional CO2 emissions from demolition and construction of new buildings is quite unnecessary and contrary to the City of London's own environmental policy.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Steve Trent

Address: 117 Baytree Road Bath

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed development is out of all proportion to this vibrant, historically important urban centre. It will destroy the character and cohesion of the environment. It will cause great distress to many local inhabitants for no good reason

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Peter Davis

Address: 7 Trefusis Terrace Millbrook Torpoint

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The original plan to build a Concert Hall with high quality acoustics, would have provided a wonderful amenity for the area, whereas office blocks in London are ten-a-Penny.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr S Press

Address: Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Environmental Environmental Environmental!

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Laurence Quinn

Address: 113 Cromwell Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly object to the London Wall West planning application.

The proposed scheme will result in the demolition of the former Museum of London, with its sense of old London lanes and the brick rotunda which references the Roman city walls. It is a tribute to the original architects (Powell and Moya) that their architecture is so well bedded in this important historical context.

Likewise the modernist Bastion House is beautiful and minimal standing on a stone plinth, which looks perfectly at home due to the warm materials and human scale. Destroying outstanding built culture and history such as this (while at the same time unleashing huge tonnes of carbon) is not acceptable even before you consider the lack of genuine need for more very average and out of scale speculative office spaces.

The answer is simple, please refurbish these iconic buildings, re-purpose them with creative thinking and give them a new lease of life. This answers our call to re-use existing fabric and reduce our carbon emissions.

It is obvious that the current proposals are out of step with global thinking on sustainability but they also are in the completely contrary of the City's very own commitments made to achieve net-zero carbon emissions in the Square Mile by 2040.

I therefore object to any project that loses any part of these important buildings.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Nicolas Bacon

Address: Flat 703, Mountjoy House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Climate Change

This project directly contravenes the Corporation's aspirations to help address climate change. Demolition will release thousands of tonnes of embedded carbon, exacerbated by associated transportation of debris, building materials and labour. Repurposing the existing buildings offers a far more viable alternative to addressing climate change concerns. The Corporation by conducting only the briefest of soft market tests has not fully nor seriously considered the sustainable options for re-using the existing buildings. As such, these plans will attract expensive protests from XR, with associated policing costs and reputational damage.

Office Space

Arguing the demand for modern high-spec office space has not declined assumes high-spec does not also mean an office is not surrounded by the cyclical demolition of nearby buildings. High-spec does not mean blighted by poor air quality/light and constant noise. Repurposing current buildings is essential for a high-spec working environment.

Cultural Destination

As the City aspires to be an important cultural destination for visitors, these plans insert

unwelcome barriers and break the route from the Barbican to St Paul's. Visitors will focus on the Southbank.

Casting the City into Darkness

Oversized and inappropriately large office buildings block views and light from the Barbican Centre and Lakeside Terrace. It will also canyon the CLSG and GSMD.

An Accessible City

These plans destroy accessibility to the Barbican Estate, the Barbican Centre, the Girl's School, the GSMD and in time the new Museum of London at Smithfield from the south-west. The volume of demolition and construction traffic that will be required to travel along Aldersgate Street and down the ramp access for residents to many of the Barbican's residential blocks will pose not just inconvenience, but severely hinder essential deliveries, and access for emergency services. As such, these plans place a wide range of people at direct risk.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Clare Carolin

Address: 28 Bowater House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an appalling overdevelopment of an area that has very little green space and sports amenities and does not need more office space. This plan is a cynical overdevelopment of the site and would damage world class heritage: views of St Paul's Cathedral and the listed Barbican estate. The proposed plan is destructive. There are no benefits to people who live in and use the area. This is entirely about making money for private developers. There will be huge carbon release as a result of this unnecessary and destructive plan. I object in the strongest possible terms.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Janet Wells

Address: Flat 14, John Trundle Court Barbican City of London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I first question how the planners came to the decision that more office space will be needed within this area - particularly by the time the proposed development will be delivered: Over the last few years we have gone through significant changes: We are all aware of the growing trend of working from home - given the cost of transport - along with the negative time it takes to travel: This is unlikely to revert to how it was before the pandemic.

The planners might wish to avoid the same unfortunate history of Centre Point. Perhaps a switch to housing on this site, might be worth further consideration.

I am also concerned that the proposed demolition runs counter to national and local climate action policies.

It is my suggestion that the proposals for the development are somewhat out of scale and that they insensitively dominate the surrounding, historically important, landscape.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Bart Smallman

Address: 130 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object.

From:
To:
Subject: OBJECT - to the following planning permission and listed building consent applications - references below -
location London Wall West 140-150-etc
Date: 28 January 2024 19:17:08

THIS IS AN EXTERNAL EMAIL

I am writing to **OBJECT** to the applications under the following references.

Please acknowledge receipt of this objection.

23/01304/FULEIA

23/01277/LBC

23/01276/LBC

I **OBJECT** on the following grounds:

Office demand – I do not believe that there is a demand for new office buildings in this location. Working patterns have changed permanently.

Sustainability – immense carbon release from demolition / construction. Contributing to climate change. Wrong thing to do.

Heritage – why not keep and adapt the former Museum of London and Bastion House which are important architectural assets?

Setting – very material adverse impact on surrounding historic and architectural assets, including the Barbican Estate, St Giles, Postman’s Park, St Botolph’s.

Residential amenity – very material adverse impact on local residents – loss of light, major impact on access to neighbouring residential blocks in the Barbican Estate.

Design – very material adverse change to the existing design of the Barbican Estate and local streets – overwhelming bulk of proposed buildings would adversely affect the existing design which incorporates spaces / light between buildings. You are proposing a pumped up, dominant development which is a material downgrade from what currently exists.

Mary Gilchrist
21 Shakespeare Tower
London EC2Y 8DR

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Mark Szlesinger

Address: 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to the application reference 23/01304/FULEIA on the following grounds:

1. Carbon

The tens of thousands of tonnes of carbon that will be fly-tipped do not accord with the City's own policies, the London Plan or the NPPF 2023. These all prioritise retrofit and re-use and yet this application is based on full demolition of two buildings that have been shown to be safe and retrofittable.

The soft market test results which gave a ridiculous 31 days to come forward with an alternative scheme based on retention and retrofitting demonstrated that there is an appetite and a will to halt the "demolition first" reflex of the City and seriously consider the environmental impact of such a reckless and unjustifiable approach. The soft market test in the context of a nearly three-year

project was only agreed to by the City as a result of being put under pressure by the Barbican Quarter Action campaign, which of itself raises questions about pre-determined outcomes sought by interested parties at the Guildhall.

2. Heritage

The application includes the demolition of two designated non-heritage assets - Bastion House and the Museum of London. These are important post-war buildings by one of the leading architectural practices of the post-war era. In addition, the proposed scheme will cause substantial harm to the setting of numerous designated assets including the Barbican Estate and landscape, St. Giles Cripplegate and Postman's Park including the Watt's Memorial. This destroys the City's heritage at a time when attracting visitors to the City in a post-pandemic world.

3. Office Demand

This application is a shift in focus to an office-led development in an area that is central to the City's heritage offer. The impact to this scheme if it proceeds will not be dissimilar to the devastation wrought on the site by the Blitz.

4. Residential Amenity

The decision to have one access route in and out for all three buildings and Ironmongers' Hall in addition to serving current users of the Thomas More car park is a shameless land grab. The interests and safety of residents (for example access by emergency services) will be subordinated to private commercial interests. It is inevitable that air quality will deteriorate as a result of the introduction of delivery and service vehicles.

I urge you to REJECT this application.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Mark Szlesinger

Address: 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to the application on the following grounds:

1. Carbon

The tens of thousands of tonnes of carbon that will be fly-tipped do not accord with the City's own policies, the London Plan or the NPPF 2023. These all prioritise retrofit and re-use and yet this application is based on full demolition of two buildings that have been shown to be safe and retrofittable.

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I urge you to REJECT this application.

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Case Officer: Gemma Delves

Customer Details

Name: Mark Szlesinger

Address: 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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I urge you to REJECT this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Melissa Green

Address: FLAT 26, Bowater HOUSE GOLDEN LANE ESTATE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Because we need more Green space if anything!

The building work will create yet more noise and disruption and distances for people who live here.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Andrew Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:1. Historical and Cultural Impact:

The proposed development, including the demolition of Bastion House and the Museum of London, will cause substantial harm to the rich historical tapestry of the area and includes significant landmarks like St Paul's Cathedral. The development overlooks the importance of preserving and integrating the layered history of the site, which is integral to the city's cultural heritage.

2. Environmental Sustainability:

The development contradicts the City of London's Climate Action Strategy. The demolition and subsequent construction will lead to the release of significant amounts of CO2, undermining the city's commitment to environmental sustainability and climate action goals.

3. Residential Amenity:

The proximity of the development to existing residential units raises serious concerns regarding privacy, loss of daylight, sunlight, overshadowing, and noise.

4. Visual Impact and Over-Development:

The proposed development presents a severe visual intrusion, being out of scale and dominating the surrounding neighbourhood. The impact on the Grade II listed Barbican Estate is particularly concerning. The development will compromise the architectural integrity of the Barbican, the Conservation Area, and the City of London School for Girls, drastically altering the character of the area.

5. Traffic and Air Quality:

There is a legitimate concern about the adverse effects on highway safety, particularly for cyclists and pedestrians, and the potential increase in poor air quality.

6. Land Use and Development Necessity:

The City of London already has an excess of office space. The original plans for this site included a concert hall, and with the offices replacing a museum, it seems imperative to retain cultural uses.

7. Misrepresentation of Impact:

The promotional materials for the development, including the 3D model, fail to accurately represent the massing, scale, and proximity of the proposed development to adjacent buildings.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Alison Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:1. Historical and Cultural Impact:

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Application Number: 23/01304/FULEIA

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Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object on the basis of:

The Planet - demolishing these buildings will release thousands of tonnes of embodied carbon - which is in stark contrast to City of London policies.

The Proportions - our predecessors commissioned the existing buildings and the Barbican Estate to 'talk' to each other. The proposed bulk is out of scale and has no regard for its neighbours.

The Past - the Twentieth Century Society has the existing buildings on its at risk list. The proposed buildings will harm neighbouring heritage assets such as the local churches, parks and gardens, in addition to the Barbican Estate.

The Population - the negative impact on daylight for residents and the way they and the Girls' School (playground in particular) will be overlooked cannot be overestimated.

The Practicalities - this scheme intends that the small ramp which is adequate for its current purpose will be the sole access for the proposed developments in addition to five residential buildings. The road safety risks here are huge - let alone the impact on air quality and noise.

From:
To:
Cc:
Subject: Objection to City plans for London Wall West
Date: 28 January 2024 21:01:40

THIS IS AN EXTERNAL EMAIL

Dear Sirs

I strongly urge you to reconsider your plans to demolish the former Museum of London and Bastion House.

I believe that the existing buildings can and should be repurposed for education, cultural activities as well as offices saving the environment from the release of all the tonnes of carbon into the atmosphere. Demolition is a policy which runs counter to our current anxieties about the climate.

Moreover it would be sacrilege to tear down these important buildings which were designed to be seen alongside the Barbican estate and are in size in keeping with the appearance of the Barbican Estate. The proposed replacement buildings are grossly oversized and will have a deleterious effect on much of the surrounding area, massively reducing its light and causing reduction in privacy.

Having been a joint owner of 76 Speed House for 23 years I believe that there is far less need for office space here than there has been in the past, due to many workers spending some if not all of their time working from home. I understand that the City has no tenant arranged for this site and this massive structure you propose is being built speculatively, with no certainty that there is any need for it.

Yours sincerely

Philippa Andrews
76 Speed House
Barbican
EC2Y 8AU

Sent from my iPad

From:
To:
Cc:
Subject: OBJECTION TO CITY'S PLANS FOR LONDON WALL WEST
Date: 28 January 2024 21:01:43

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I have been a resident in the Barbican Estate for over twenty years and I wish to register my objection to the City's Plan to demolish both Bastion House and the former Museum of London on the south western corner of the Barbican Estate, and erect two massive tower blocks to replace each of the current buildings.

I would as the owner of a Barbican flat (6th Floor, Speed House, Barbican) that looks south across Speed House Garden and Andrewes House to both locations, point out that both the current Bastion House is a fine example of Miesian design and a tall building on the former MoL site would further greatly diminish the architectural heritage of what the City ought to be trying to preserve as part of the Listing of the Barbican Estate. However I suspect this will not be sufficient reason to avoid these crass two projects, so I am further objecting to the proposed demolitions and large new constructions on two further grounds that the City should act on, if it had any sense of civic pride and duty of care.

Firstly, as a former senior professional Civil Servant, who managed major construction projects, I would question the justification for these two large projects in an already congested area based on pure speculation as to their commercial viability and when there are other less sensitive locations within the City, should further residential/commercial space be proven necessary. Secondly, the most important issue of our time (and the City says it is committed to addressing it) is that of sustainability and reducing the effects on the climate. As the Professor of Engineering Design, teaching future engineers at UCL (London's Global University), my students are already aware of this dominant issue. So why isn't the City when it comes to these two sites, where sustainability and re-use ought to be the basis for keeping both sites useful, by avoiding demolition and the climate impact of two vast new constructions?

The City's responsibility to listen to the residents and act sustainably is obvious and it would be going against its declared policy by demolishing and supporting massive new construction, for an undemonstrated demand for this scale of impact on a heritage sensitive and highly residential area.

Yours sincerely,

Professor David Andrews, FEng,
Professor of Engineering Design,
University College London,

Joint Owner of 76 Speed House, Barbican.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Pamela King

Address: 8 High Street Wymondham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We need housing properties urgently!

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Joanne Littlefair

Address: 541 Willoughby House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is needless demolition of an existing structure which has cultural and aesthetic values. In an age of sustainability and regeneration this is a completely insensitive proposal.

Lack of creativity or is it underlying greed? Is the cost of regenerating higher than that of knocking down and starting again?

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Emily Borg

Address: Flat 157 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The City of London Corporation is not listening to those of us that breathe life into the City and contribute to its Culture Mile identity. Another soulless office block (while working from home persists) is such an unimaginative, money-grabbing approach. What we really need is a good state secondary school, or failing that a world-class arts venue in a repurposed setting. This proposed senseless demolition cannot be the best option for this site.

I strongly oppose this application, and urge you all to do the same.

From:
To:
Subject: OBJECTION to planning application 23/01304/FULEIA
Date: 28 January 2024 21:42:49

THIS IS AN EXTERNAL EMAIL

I, Emily Jade Borg, of 157 Thomas More House, Barbican, London EC2Y 8BU, **OBJECT** to the planning application [23/01304/FULEIA](#).

The City of London Corporation is not listening to those of us that breathe life into the City and contribute to its Culture Mile identity. Another soulless office block (while working from home persists) is such an unimaginative, money-grabbing approach. What we really need is a good state secondary school, or failing that a world-class arts venue in a repurposed setting. This proposed senseless demolition cannot be the best option for this site.

I strongly oppose this application.

Emily Borg

Sent from my iPhone

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Ms Nadine Forster

Address: FLAT 516, BEN JONSON HOUSE London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I love the way it is. The building looks beautiful the way it is and it fits to the rest of the Barbican estate pretty well.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Mr Callum Borg

Address: Flat 157 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planning application relating to London Wall West. The development proposes to demolish buildings which are safe and valuable, cutting against the City's own plans for sustainability. The plans show no regard for local heritage, removing heritage assets with no attempt at coherence with the Barbican Estate and surrounding area. As someone living in Thomas More House with a young family, the use of the Thomas More House car park to service the colossal new buildings (both during and after construction) will significantly impact our day-to-day life-causing additional noise, light and air pollution in our already-too-polluted City, making entry/exit from our home less safe and putting us at greater risk in the event that we need emergency services. The plans ignore reality. The City has changed since the pandemic-working from home persists and it is clear to anyone who lives and/or works in the area that desks are empty for half of the working week. The City needs cultural developments to enhance its existing heritage assets at St Paul's, the Barbican, etc. and make the City a place worth living. (I remain

appalled by the (almost literally) complete lack of state schools in the City.) The City does not
soulless office blocks with few attendees. The City's Culture Mile campaign seems to
acknowledge that point; the London Wall West plans do not and I would encourage others to
object to the proposals.

From:
To:
Subject: OBJECTION to planning application 23/01304/FULEIA
Date: 28 January 2024 21:49:37
Importance: High

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I am writing to object to the planning application relating to London Wall West. The development proposes to demolish buildings which are safe and valuable, cutting against the City's own plans for sustainability. The plans show no regard for local heritage, removing heritage assets with no attempt at coherence with the Barbican Estate and surrounding area. Living in Thomas More House with a young family, the use of the Thomas More House car park to service the colossal new buildings (both during and after construction) will significantly impact our day-to-day life—causing additional noise, light and air pollution in our already-too-polluted City, making entry/exit from our home less safe and putting us at greater risk in the event that we need emergency services. The plans ignore reality. The City has changed since the pandemic—working from home persists and it is clear to anyone who lives and/or works in the area that desks are empty for half of the working week. The City needs cultural attractions to build on its history and enhance its existing heritage at St Paul's, the Barbican, etc. and make the City a place worth living. (I remain appalled by the (almost literally) complete lack of state schools.) The City does not soulless office blocks with few attendees. The City's Culture Mile campaign seems to acknowledge that point; the London Wall West plans do not and I would encourage others to object.

Kind regards

Callum Borg
Flat 157 Thomas More House, Barbican, London EC2Y 8BU

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

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Case Officer: Gemma Delves

Customer Details

Name: Dr Rebecca Nicholas

Address: 14 Steadman Court Redbrick Estate, Old Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We want a concert hall, not more offices!

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Ann Black

Address: 139 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposals to demolish Bastion House and the Museum of London are flawed in the reasons informing the plan. The sustainability of this procedure has not been fully or sufficiently explored or thoroughly evaluated. The replacement buildings proposed are of disproportionate size to the surroundings and in particular to the Barbican Estate as an architectural entity. They appear to present several opportunities for criminal activity to take place unhindered by being visible. The proposed buildings will allow intrusion into the privacy of City of London Girls School premises with concomitant safe guarding issues. The proposed buildings will be detrimental to the living spaces of residents of Thomas More House and Mountjoy House in particular regarding the intrusion into the privacy, light and feeling of space the current buildings allow. The proposed buildings will likely be untenanted in full for many years leading to dilapidation and further detriment to the surrounding area. The proposals for the routing of traffic and delivery traffic will further increase noise and air pollution to nearby residents. This is already found to be at

unacceptable levels which can cause detriment to health.

The plans should be withdrawn in the entirety of their present form and resubmitted with a less overbearing design reducing the mass of the proposed edifices and to present a more sustainable, appropriate and more sensitive plan. Moreover the policy of establishing realistic tenancy levels before any plans are considered is essential in the uncertain economic future of the City. It is not enough to hope that the proposed building will generate sufficient economic benefit without robustly testing the theory. The proposals require much more scrutiny, evaluation and informed thought. The City Corporation must consider and demonstrate its credibility in the handling of this matter before serious and irreversible mistakes are made.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Stuart Lynas

Address: 304 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this proposal:

1. The pre-Application Consultation was a shambles: the website contained inaccurate information and was not kept up to date. The visual material provided on the website and shown at public events was misleading. Despite requests no information was provided on the dimensions and positioning of proposed buildings. A scale model promised in 2022 was not delivered till the Consultation was closed. Updating of the website tailed off in 2022, when most new information was contained in letters from the Head of Policy so engagement was obviated.
2. The Consultation suggested that the City would develop the site itself, but shortly before the Planning Application was submitted, the City announced that it planned to auction the site. The Application is thus now unlikely bear much resemblance to the final outcome.
3. The proposed structures are of a scale and style which would dominate and clash with surrounding historical and architecturally significant local features.
4. According to the Application, access to the south-western part of the Barbican Estate could

become congested to the point where emergency services attending incidents might be unable to gain efficient access.

5. This proposal contradicts City carbon policies - but is presented as the optimal solution from the Whole Life Carbon point of view. This suggests either that there is something wrong with the policies, or something wrong with the calculations!

6. The Arcadis independent Review of the Carbon Optioneering Report identified 11 key issues. Six of these received the comment "Report would benefit from clarification". Arcadis also express doubts about the way the carbon estimates were calculated.

7. In order to finance the new London Museum the City is proposing to generate 40k tons of embodied carbon, harm our heritage, reduce local residents' sunlight, and impair access to homes. It would also show the world how easily the City's carbon policies can be side-stepped

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Mary Gilchrist

Address: 21 Shakespeare Tpwer London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to OBJECT to the applications under the following references.

23/01304/FULEIA

23/01277/LBC

23/01276/LBC

I OBJECT on the following grounds:

Office demand - I do not believe that there is a demand for new office buildings in this location.

Working patterns have changed permanently.

Sustainability - immense carbon release from demolition / construction. Contributing to climate change. Wrong thing to do.

Heritage - why not keep and adapt the former Museum of London and Bastion House which are important architectural assets?

Setting - very material adverse impact on surrounding historic and architectural assets, including the Barbican Estate, St Giles, Postman's Park, St Botolph's.

Residential amenity - very material adverse impact on local residents - loss of light, major impact on access to neighbouring residential blocks in the Barbican Estate.

Design - very material adverse change to the existing design of the Barbican Estate and local streets - overwhelming bulk of proposed buildings would adversely affect the existing design which incorporates spaces / light between buildings. You are proposing a pumped up, dominant development which is a material downgrade from what currently exists.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Suzy Waite

Address: 58 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am writing to strongly object to the London Wall West planning on numerous grounds. The development is unsustainable and will be harmful to the environment. The City of London has pledged to reduce its CO2 emissions through the Climate Action Strategy. But the City is ignoring its own pledges to reduce carbon emissions, as the LWW construction project will release tens of thousands of tonnes of CO2 during the demolition and construction for years. This will directly impact residents and visitors alike. Rather than take on board the environmental impact of such a large project, the City of London has refused to consider retention and retrofitting the existing building, which is a Brutalist iconic structure. This completely contradicts the City's own Climate Action Strategy and goes directly against national policies.

I am a resident of Thomas More House, so the negative impact on my husband's and my daily lives will be enormous. The loss of privacy, natural light and noise will have long-term effects on us for years to come, especially as I often work from home.

Environmental impact aside, the City has failed to ask itself if it needs to demolish existing office

buildings to build yet another office building. It is clear the planning authority is only doing this for money, but what it should also consider is the best use of the land itself.

Overdevelopment will suffocate the surrounding area and Grade II-listed Barbican Estate and landscape. The integrity of the Barbican Estate, the Conservation area and the City of London School for Girls will see their architectural integrity compromised. Highway safety for cyclists and pedestrians will become a concern, as will the sharp rise in poor air quality with more traffic and increased traffic hazards due to construction.

Please can I urge the City to reconsider retrofitting the existing building, and other ways this may be used. There is so much more we can do here. We do not need another office.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Jean Nicolai

Address: 604 mountjoy house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: To whom it may concern,

I wish to object to the current proposals for LWW London Wall West. I have been working in the City in various banks and live there since 2007. The proposal is too big for this site and will not benefit the Culture Mile nor its residents.

Does the city of London want to have any residents living there 24/7 or does it just want empty office at the weekend but also during the week since Working From Home is here to stay ? This project will create a very material nuisance for the residents in term of daily sunlight particularly the excessive height of tower 1 and the new tower 2 above the rotunda. This project will also damage the environment with thousand of tonnes of Co2 during the demolition and the reconstruction which is unnecessary since adapting the site as it is and expanding the City of London School for Girl there could make much more sense and be more in line with the City of London net zero objectives and global reputation. It will restrict access to the thomas more car park too which makes it unsafe.

I would urge the City of London to live up to its heritage of being the oldest democratic entity in the world and commit to transparency and consult the local community which gives the City its soul.

The current process is not and lacks vision and appears solely driven by greed.

I urge you to refuse this application.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Jean Nicolai

Address: 604 mountjoy house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: To whom it may concern,

I wish to object to the current proposals for LWW London Wall West. I have been working in the City in various banks and live there since 2007. The proposal is too big for this site and will not benefit the Culture Mile nor its residents.

Does the city of London want to have any residents living there 24/7 or does it just want empty office at the weekend but also during the week since Working From Home is here to stay ? This project will create a very material nuisance for the residents in term of daily sunlight particularly the excessive height of tower 1 and the new tower 2 above the rotunda. This project will also damage the environment with thousand of tonnes of Co2 during the demolition and the reconstruction which is unnecessary since adapting the site as it is and expanding the City of London School for Girl there could make much more sense and be more in line with the City of London net zero objectives and global reputation. It will restrict access to the thomas more car park too which makes it unsafe.

I would urge the City of London to live up to its heritage of being the oldest democratic entity in the world and commit to transparency and consult the local community which gives the City its soul.

The current process is not and lacks vision and appears solely driven by greed.

I urge you to refuse this application.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mrs Suzy Suzy

Address: 58 Thomas More House, Barbican, London EC2Y 8BT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am writing to strongly object to the London Wall West planning on numerous grounds. The development is unsustainable and will be harmful to the environment. The City of London has pledged to reduce its CO2 emissions through the Climate Action Strategy. But the City is ignoring its own pledges to reduce carbon emissions, as the LWW construction project will release tens of thousands of tonnes of CO2 during the demolition and construction for years. This will directly impact residents and visitors alike. Rather than take on board the environmental impact of such a large project, the City of London has refused to consider retention and retrofitting the existing building, which is a Brutalist iconic structure. This completely contradicts the City's own Climate Action Strategy and goes directly against national policies.

I am a resident of Thomas More House, so the negative impact on my husband's and my daily lives will be enormous. The loss of privacy, natural light and noise will have long-term effects on us for years to come, especially as I often work from home.

Environmental impact aside, the City has failed to ask itself if it needs to demolish existing office

buildings to build yet another office building. It is clear the planning authority is only doing this for money, but what it should also consider is the best use of the land itself.

Overdevelopment will suffocate the surrounding area and Grade II-listed Barbican Estate and landscape. The integrity of the Barbican Estate, the Conservation area and the City of London School for Girls will see their architectural integrity compromised. Highway safety for cyclists and pedestrians will become a concern, as will the sharp rise in poor air quality with more traffic and increased traffic hazards due to construction.

Please can I urge the City to reconsider retrofitting the existing building, and other ways this may be used. There is so much more we can do here. We do not need another office.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Myrto Kritikou

Address: 55 Basterfield House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Support the original proposal for a concert hall.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Michael Morgan

Address: 926 Frobisherr Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I have been to see the plans on display and the main source of my objection is the complete vagueness about the development. There is lots of meaningless chat about 'vibrant' cultural developments but no detail whatsoever.

There is one specific mention of an "outdoor" concert venue. I object to this specifically because there has been no prior consultation or impact investigation of the likely effect of this on Barbican residents.

On more general environmental grounds I object that the destruction of existing buildings and their replacement by huge office blocks is totally inconsistent with the Corporations' Net Zero Policy. It is well established that the carbon footprint of new concrete is hugely greater than that of refurbishment.

I object that the development will take years, with adverse effects on the health of Barbican Residents and their ability to enjoy their homes. The noise and disturbance from existing developments has already had an adverse effect.

Nor has there been any evidence offered that these office blocks will actually be occupied, or any general assessment of the effect of home working on City Office Occupancy, given that several large firms are already re-locating to smaller workplaces outside of the City. So far, the Corporation has consistently failed to respond to this objection or to reveal their long-term strategy of dealing with the revolution in IT, AI and work habits.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Paul Clifford

Address: 15 Defoe House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I believe that this is a terrible idea. The example of Marks and Spencers in Oxford St should be followed and allow for the reuse of the existing building.

I also believe that the nearby residents will suffer 10 years of destruction and contraction.

Thanks.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Anna Holmgren

Address: 13 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: We object to the planning application as we will be severely affected as residents of Thomas More House. The proposed development will immediately affect us as car owners using the TMH carpark every day. In addition, we are worried about the noise and air pollution and the fact that these major constructions will impact massively on the Barbican Estate as a whole.

From:
To:
Subject: Planning Application 23/01304/FULEIA
Date: 29 January 2024 10:21:50

THIS IS AN EXTERNAL EMAIL

Good morning. This is the correct version of my submission. Please delete that dated 28/01/24.

I am a local resident/member of the public/neighbour and I object to this proposal. My reasons are:-

1. Sustainability and the Climate Emergency - construction is a major contributor to global warming and that this must be reduced in order to meet net zero 2050, is reflected in national, regional (the London Plan) and local climate action policies including the City's. The NPPF and GLA policies state that retrofit must be prioritised over new build.

The report commissioned by the City "London Wall West - Whole Life Carbon Assessment" dated May 2022, was assessed for the BQA by Simon Sturgis of Targeting Zero in their work entitled "Review of Carbon Policies and the LWW Whole Life Carbon Assessment" dated 30th August 2022.

The Targeting Zero report concluded, inter alia, that the demolition and new build proposed for the site would not meet the National target, in law, of a net zero trajectory to 2050. A more comprehensive retrofit approach than the one proposed in the City's report would have far lower carbon emissions and help to meet this target.

The GLA declared a Climate Emergency and created policies to match. These are set out in the Targeting Zero report and they form part of the Development Plan for the City.

The City has started on climate adaptation with good intentions (the Targeting Zero report lists the City's policies to demonstrate the point) but these are not being followed through. The City's intent conflicts with the choice to proceed with demolition and new build at LWW.

The City's report appears to be designed to pay lip service to the requirement to examine retrofit and to set out to prove that new build is the only realistic solution (or as I would put it - writing into the premise what is desired in the conclusion). If the City is serious about its ambitions on climate change the LWW proposal needs to be re-examined in the light of these stated ambitions.

The construction, use and maintenance of the extant buildings has already resulted in greenhouse gases. Demolition and rebuild would add to this as, indeed, would refurbishment but to a much lesser extent. However, the retention and reuse/adaptation of the buildings has not been seriously considered by the City despite its own soft market testing exercise that revealed impressive developer interest in that course. Demolition must be seen as a last resort and all other possibilities be thoroughly explored first. There are numerous examples in the City of successful adaptation.

2. Historical Value and Structural Condition - the closed (to the public) Museum of London, Bastion House and the Roundel all date from the post-war reconstruction period, though completed late on in that time. There are increasingly fewer buildings left from those days. The reasons for that are arguable but this group on London Wall are important and distinguished (see the 20th Century Society's views on its Risk List). The architects - Powell and Moya - were amongst the most prominent practitioners in the post war period. Their long removed Skylon for the Festival of Britain is very often cited but in Pimlico lies Churchill Gardens that demonstrates their skill and ideas. Several buildings there are on the statutory list. Their work in the City deserves respect.

The City's Whole Life Carbon Assessment report of May 2022 included structural aspects. Those aspects were

examined for the BQA in the “Report on the Structural Assessment of Bastion House and the Museum” by Alan Conisbee and Associates prepared by Bob Stagg consultant to Conisbee dated 2nd September 2022. The report concludes that both buildings comply with all current building regulations, that the quality of build was high and that they are in a better condition than many other concrete buildings of that era. Strengthening of either is not needed. Bastion House is not unsafe. In addition to re-use as office space, conversion of Bastion House to residential or as a hotel would be feasible from a structural viewpoint.

3. Mass and scale - the Barbican Estate and Barbican South (London Wall) were developed in tandem and featured open spaces contained in between and building volumes aligned and proportionate. Bradley and Pevsner’s volume on the City of London refers to aspects of this. In contrast we have a proposal of disproportionate amount, bulk and positioning that bears no relation to the original plan and which has little concern for the existing townscape in form, scale or grain. New Bastion House would be more than two and a half times the volume of the existing building whilst the Rotunda building more than twice. The impact would be widespread; felt from all corners of the Barbican estate and on our streets from Aldersgate Street, St Martin’s Le Grand to London Wall and Monkwell Square and from the Lakeside Terrace and the Highwalks. Substantial harm would be created by the replacement scheme to nearby important and sensitive parts of the historic City; most notably to the Barbican Estate and gardens, St Giles, Postman’s Park and St Botolph’s. These would be dwarfed by the proposed towers and see the sky around them shrink.

Near the site of the Roman and Saxon Gate in the City wall, the Rotunda tower would block views and circulation along the ancient and longest classified road in the UK, the A1, leading north. The loss too of the existing Roundel would be highly damaging. Its function as a landmark as part of the original concept and its function as a delightful garden that could be available to the public, would further add to the diminishment of the public realm.

4. Residential Amenity - there would be a reduction in daylight and sunlight for residents, the effect of solar glare and privacy and over-looking implications including to the CoL School for Girls. The Thomas More House car park would be severely affected. The ramp, currently the sole access for Seddon, Thomas More, Lauderdale, Mountjoy and Lambert Jones Mews, would become the only access route into the development for all traffic. How would this work for emergency vehicles, deliveries and services, taxis, cyclists and pedestrians?

Mr Jeff Hennessey
55 Defoe House
Barbican
EC2Y8DN

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Tom Morris

Address: 34 Thomas More House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object the development of London Wall West.

At a time of increasing climate crisis, it strikes me as mad to pursue yet more unsustainable development, releasing tens of thousands of tonnes of CO2 into the City over the course of years. That this is totally contradictory to the City's Climate Action Strategy and UK-wide policies is even more dismaying. Not to mention of course the proximity to a heavily-populated residential area.

I am highly dismayed to see the plans for the Thomas More Car Park, what is currently an important entrance/exit route for residents. A huge increase in traffic is going to be allowed to enter and exit the Grade II Listed Barbican Estate, where the noise and air pollution emitted by traffic travelling to and from Bastion and Rotunda Yards and direct entry to and from Ironmongers Hall will be constant and considerable. Not to mention dangerous - this is also a pedestrian access point.

Beyond the health and safety risks of this overdevelopment, there is also the question of architectural heritage. In close confines to the buildings are listed and unlisted assets, the Barbican, St Giles Cripplegate, Ironmongers' Hall, Postman's Park, the London Wall. It is a site of enormous cultural heritage - to shove this oversized beast on top of it is incongruous and wrong.

Bastion House is an architectural marvel. Built up on pilotis in the Le Corbusian manner and curtain walled, it is a last relic to some brilliant post-war design when the City was rebuilding. It is crucial to keep it instead of yet another bland tower.

The Museum of London building too. The first post-war museum to be built in London and the largest urban history museum in the world, Powell & Moya's masterpiece should be retained or re-used as a school or other cultural centre. That would surely prove the City's interest in the "Cultural Mile" instead of more carbon-hungry offices.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Thomas Morris

Address: Flat 34, Thomas More House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object the development of London Wall West.

At a time of increasing climate crisis, it strikes me as mad to pursue yet more unsustainable development, releasing tens of thousands of tonnes of CO2 into the City over the course of years. That this is totally contradictory to the City's Climate Action Strategy and UK-wide policies is even more dismaying. Not to mention of course the proximity to a heavily-populated residential area.

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Case Officer: Gemma Delves

Customer Details

Name: Miss Anita Strymowicz

Address: 509 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The building you propose has been misleadingly represented on your diagrams. At no point have you shown the potential view from Thomas More House nor the side of Mountjoy where we live. The lack of light.

It will be a monstrosity and only 20 metres from a residential building, the part of the Barbican known as 'god's waiting room' due to the elderly and infirm residents that live in it.

Not only will their last few years on earth be worsened by the noise, pollution whilst the building work is taking place but many of them will become more housebound than before due to all the construction vehicles needing to access our car park where many of these elderly neighbours wait for taxis/lifts to arrive. It will be dangerous for them to do this even if they can still get a taxi to come to the property - with all the 'road closure' signs and lack of public access, this will be

diminished.

Then, after you built such a gigantic building right next to people's homes, they will be blighted by lack of light, more noise from the building (extractor fans), light pollution and the air quality will be impacted due to air flow being blocked by such a large block.

To write to the residents stating this block is in their best interests is a mockery as you will reduce their quality of life by building it. It's obvious to the public you are only doing this for financial gain nor for humanity gain. Some of the residents including those that require 24 hour care will die earlier thanks to you - I hope you can sleep at night.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Fiona Auty

Address: 608 Mountjoy House, Barbican, London Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am a long term resident of the Barbican and strongly object to the plans being proposed for the London Wall West Development. My husband and I have chosen to make the Barbican our family home with two young daughters. We live in Mountjoy House and consequently will be heavily affected by the proposed scheme, both in the short term through the huge disruption, noise, dust and pollution generated by the lengthy demolition and construction processes but also in the longer term. Thomas More car park serves as our daily means of access to Aldersgate Street. We cycle and use scooters to travel to school, work and around the city and our car is parked in Thomas More car park when we need to travel further afield. The car park is already extremely busy through the of residents (for which it was designed) and daily deliveries/refuse collection etc. The large increase in traffic and complicated traffic light system proposed is going to cause big delays and inconvenience to all existing residents and will unquestionably pose a greater risk to the safety of our children when using the Thomas More

ramp. There is no explanation provided as to why the existing one way system and exit ramp on London Wall will be removed and why these new developments cannot be served by a separate access route in and out.

As residents of Mountjoy House, our external views and the natural light and feeling of openness which is key to the brilliant design of our flats will be directly impacted by the greatly enlarged buildings replacing Bastion House.

Our decision to live in the heart of the City and to raise a family here is in large part due to the cultural amenities on our doorstep. The City's plans for the creation of a Culture Mile were met with great enthusiasm, particularly by resident families. The repurposing of Bastion House and the Museum of London offered a fantastic opportunity to expand that cultural reach and well developed ideas were simply ignored. It is a wasted opportunity.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr peter poore

Address: Flat 128, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Further to my previously posted objections to this proposal, I add that the plan to change the entrance to the Thomas More car park is seriously flawed.

1. The underground route has little ventilation and the greatly increased traffic will make this an even more polluted area. The COL itself has a poster advising DO NOT SMOKE in part of this area, acknowledging the risks that this route already poses.
2. Height restrictions, posted at the entrance, will preclude the use by any vehicle above 1.8 M.
3. A one way system will be essential as there is no room for more than one car in the proposed entrance/exit from Thomas More car park.
4. The hairpin bend at the bottom of the alternate exit/entrance ramp cannot be negotiated by many vehicles without the need for a three point turn.
5. Thomas More car owners will need to travel through this tortuous, hazardous and one way route. with engines running to reach their carpark.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Eva Guerra

Address: 38 Paton Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My objections are twofold and pertain to the issues of office oversupply, the housing crisis, and the inadequate consideration of environmental impact.

Regarding the proposal, which involves the demolition of 140 & 150 London Wall to make way for a phased development comprising new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis), and food and beverage/cafe (Class E(b)), I am deeply concerned about the exacerbation of the existing office oversupply issue. With the changing landscape of work post-pandemic, the demand for office spaces has significantly decreased, rendering the construction of additional office buildings unnecessary and counterproductive. Moreover, this development overlooks the pressing housing crisis, as the allocation of land for office spaces should be reassessed to address the urgent need for housing solutions in the area.

Furthermore, the proposal lacks a thorough assessment of its environmental impact. Rather than considering retrofitting options, which are inherently more sustainable, the plan opts for new construction, disregarding the environmental consequences. Given the imperative to prioritise

environmental sustainability, it is essential that any development project thoroughly evaluates and integrates environmentally responsible practices.

In light of these concerns, I respectfully request that the proposed development be reevaluated. Addressing the office oversupply and housing crisis concurrently, while prioritising environmental sustainability, is crucial for the long-term well-being of our community. Therefore, I urge you to take these objections into account during the decision-making process.

Thank you for considering my objections.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Dr peter poore

Address: Flat 128, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Further to my previously posted objections to this proposal, I add that the plan to change the entrance to the Thomas More car park is seriously flawed.

1. The underground route has little ventilation and the greatly increased traffic will make this an even more polluted area. The COL itself has a poster advising DO NOT SMOKE in part of this area, acknowledging the risks that this route already poses.
2. Height restrictions, posted at the entrance, will preclude the use by any vehicle above 1.8 M.
3. A one way system will be essential as there is no room for more than one car in the proposed entrance/exit from Thomas More car park.
4. The hairpin bend at the bottom of the alternate exit/entrance ramp cannot be negotiated by many vehicles without the need for a three point turn.
5. Thomas More car owners will need to travel through this tortuous, hazardous and one way route. with engines running to reach their carpark.

Comments for Planning Application 23/01276/LBC

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Name: Dr peter poore

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Comment Details

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Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr JOSEPH REEVES

Address: 104 Mountjoy House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object for the following reasons:

1 - the new development will route all traffic via Thomas More car park ramp and will result in an increase of noise and air pollution for local residents. It is a key access route for Barbican residents of all ages and would increase the safety risk for children, elderly and disabled persons due to the material increase in traffic.

2 - demolition is not environmentally friendly and will result in the release of tonnes of embodied carbon. The existing buildings can be renovated and repurposed.

3 - loss of light to residential flats in the surrounding neighbourhood due to the building' size and scale

4 - the scale of the proposed building is too large and at odds with the surrounding area

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Paul Simmons

Address: Flat 96 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This is a flawed scheme that doesn't respect the fine Barbican estate and Ironmonger's Hall listed buildings or surrounding area. It is unsustainable and been shown to be worse for the environment than refurbishment, incompatible with the City's Climate action strategy and National policy. It will overwhelm the surrounding area and remove the view to the S of St Paul's down Aldersgate St and St Martin le Grand. The vehicle movements both during demolition, rebuilding and then permanently will impact on safety for residents using the Thomas More Carpark because of the loss of the current one way system from London Wall leading to heavy use of the current carpark ramp and risk to pedestrians crossing the entrance when walking along Aldersgate Street. It will also impact the quality of the air for residents and School children. This is not best use of the land and is really only about best financial outcome to the City with Barbican residents' amenities subjugated for profit. This is a rich historical area of London and should be valued for that as well as cash as well as part of the City's own Culture Mile. Furthermore, the documentation about the

scheme is chaotic and confusing and I have little faith that all the information we need to comment on this has been formally and clearly presented.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs martha cossey

Address: Flat 32, Cromwell Tower, Barbican Cromwell Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Climate and dust impact. Embedded carbon.

Ruining view of St Pauls from the South- millennium bridge an iconic image used every day on TV and putting the area at the heart of the nation's imagination. The TV companies will have to change their back ground as the building will look strange next to St Pauls and stick out of the presenter's heads. Little considered, but will vanish The City beaming into homes every day.

Boring generic buildings that lack ambition.

Not enough green space.

Generally feels like the wrong call in building more office space. If it was homes, I wouldn't object. But people have lived in this area for 2000 years and there seems to be no value ascribed to that and everything must bow down at the alter of mammon. Depressing.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Helen Fairfoul

Address: 242 Cromwell Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: 1. Negative carbon impact and sustainability objections

The proposed demolition and build is not a sustainability option, it will cause huge negative climate impact and runs completely counter to the City's own climate action policy and commitments.

2. Damage to City heritage

It is shocking to propose to demolish the important architectural assets of the Museum and Bastion House, both fully in keeping with the iconic Barbican architecture. To replace them with dominating and uninspired office blocks shows a complete disregard by the City of its own architectural assets and sets a dreadful precedent for further intrusive developments around the Barbican.

3. Loss of residential amenity

Both the immediate neighbouring residential blocks and the City of London Girls' School will be adversely affected by noise, pollution, loss of light and privacy, both by the huge new office buildings proposed and during the many years of destruction and building resulting from the

proposal.

4. Questionable office demand

There is scant evidence that yet more offices need newly building in the City given the trends now seen in business office needs. Upgrading of the existing buildings would be entirely feasible and still generate income for the City, rather than clearing the site for a massive speculative development at the expense of the City's own residents and young people.

5. Loss of historical value and street scape

The proposed new office development will mean the City's residents, workers and visitors will lose a significant historical and cultural asset - with unconvincing nods as to some greenery and possible cultural amenity in a future development. The current views to St Paul's and within the iconic Barbican estate are a big attraction for visitors to the neighbourhood and the ancient City wall features are currently vaunted as the gateway to the City's 'culture mile'. To blight this site with two massive office blocks would be a dereliction of the City's responsibilities.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr George Jeffrey

Address: 50 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I fully support the objections raised by Terry Trickett, RIBA, of Mountjoy House, Barbican and have a further concern, which is that

Diagrams 2 and 3 of his objection show all of the construction and associated traffic entering the ramp from the southbound carriageway of Aldersgate Street.

If any of that traffic plans to enter from the northbound carriageway, large lorries trying to turn right across the southbound carriageway are likely to have a severe and adverse impact on traffic flows on both carriageways leading to even more noise and particulate pollution to local residents.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Avril Ormsby

Address: 102 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Grounds for objection:

No demand for office space;

The City has no tenant for this site. There is a shortfall in demand for office space, as evidenced by the current number of empty offices.

Scale of proposed replacement offices;

The proposed tower blocks are out of proportion with the current site. The sheer and disproportionate amount and bulk of the proposed buildings and their position have no regard for the existing townscape which was deliberately and carefully taken into consideration when originally constructed.

New Bastion House would be more than two-and-a-half times the volume of current Bastion House, while the proposed Rotunda building more than twice. One tower would become three, blocking out daylight while at the same time creating solar glare for everyone living and working in

the area.

The proposed office blocks would impact privacy: looking into the homes of residents as well as overlooking the playing area for the City of London School for Girls.

Safety;

The plans include no safety measures for pedestrians or cyclists using Thomas More House car park or consideration for residents or the delivery of services. The increased traffic volume could be dangerous, impeding emergency services, as well as slowing deliveries and services.

Residential access, air quality, noise and disturbances would be adversely affected. Also, there appears to be no provision in the plans for vehicles wanting to travel north when leaving the ramp after the removal of the rotunda roundabout.

Inappropriate re-use of space/heritage.

To turn the site into office space would be to ignore its cultural and educational heritage, as well as its integral architectural value.

Sustainability and impact on environment.

Demolition and new build run counter to national and local climate action policies, including those promoted by the City itself.

The City needs green, vibrant, welcoming places to attract workers, not more half-empty office blocks, built in inappropriate places.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Emma Mckay

Address: 401 Mountjoy House The Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly object to the proposed development on several grounds.

In terms of its environmental impact, the plans are flawed. I do not see why repurposing the existing buildings (and their architectural merits) has not been given due and full attention. The dust and pollution caused by demolition and construction work will be horrendous.

The Museum of London site in particular surely has historical, cultural and architectural value and should be retained in as near to its present form as possible.

As a local resident I am concerned about loss of light and solar glare caused by much bigger replacement buildings. The plans affecting the Thomas More car park raise safety concerns re emergency access and in general, for residents and workers coming in and out, often on foot or

bicycle (supposedly encouraged in the City).

I am also at a loss as to why the City requires new offices of such size when all around we can see empty buildings. This feels like an extremely misguided and speculative project, and not one that is in the best interests of the City: its residents, workers or visitors.

I urge you to reject these plans and reconsider.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sara-Anne Bird

Address: Lilac Cottage Dulford Cullompton

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Unsustainable development - the development will release tens of thousands of tonnes of CO2 during demolition and construction. Refusal to consider retention and retrofitting is incompatible with City's Climate Action Strategy and national policies.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Ms Ellie Duffy

Address: Flat 115, Thomas More House Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

I've taken a close look at the LWW proposals and attended consultation events, where conversations with design representatives made apparent that the form and massing of this scheme have been generated by negatives - particularly the need to dodge protected views. Positive design generators such as responding intelligently to changing work patterns, context and climate change appear to be absent. In my opinion this scheme is beneath the dignity of its site and beneath the dignity of future generations.

My objection is therefore to the fundamental intent but includes:

- Unnecessary destruction of heritage and carbon assets

The grouping of the Museum of London, Bastion House, the rotunda and associated public realm is an important example of the 'humane Modernism' of Powell & Moya in conversation with valued historic context such as the Roman city walls, the Barbican and Golden Lane Estates and

Postman's Park.

In its own right the grouping is architecturally significant (eg International Style influences of Bastion House) but it also contributes to important visual connections in the wider vicinity (eg Museum tiling echoes Barbican Centre).

These buildings can be adapted to provide relevant, positive uses without destroying an important example of British post-war design.

- Design quality and townscape views

The proposed design falls far below the architectural quality of what already exists on this pivotal site. The form, massing, materiality and colouring of the proposed volumes ignore context and are over scaled. The towers are clumsily placed and disregard a clear precedent for buildings at the south-west of the Barbican Estate - as established by One London Wall and 200 Aldersgate, which are stepped to honour the intended visual connections between the Barbican and St Paul's. The development would have a devastating impact on townscape views in and around the Barbican public realm.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Alison Meade

Address: Basement flat 15a Mildmay Grove North London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: I wish to object to this project in London West Wall which creates unnecessary office space at the expense of the health of city workers and Barbican residents by emitting thousands of tonnes of carbon. This site could be used differently in its existing form with Bastion House being transformed into a hotel and the Museum being used for the prestigious City of London School for Girls which benefits the City of London attractiveness more than another bland empty office block.

I urge you to refuse this application.

Thank you very much

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Sally Spensley

Address: 712, Frobisher Crescent, London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to register my strong objections to the most recent plans for London Wall West.

My objection is primarily to the sheer scale and bulk of the proposed buildings which are completely inappropriate for the site. I am a resident of Frobisher Crescent and my current high level outlook to the South West is onto the existing slim elegance of Bastion House, combined with a lot of sky. The proposals will change this outlook so that instead I will see two new monoliths of vast, unattractive, solid bulk. Of course the impact of the proposals on residents closer to LWW will be even more detrimental.

I also believe that the plans are not compliant with the objectives and statements included in the City Plan. One example is that the Plan states "The design of all new development must ensure that ...the layout, form, scale, massing and appearance of schemes are appropriate in relation to their surroundings and have due regard to the scale, height, building lines, character, historic

interest ...of the locality and relate well to the character of the area." It is clear that the current LWW plans do not "ensure' this in any way. Even the carefully crafted drawings included in the marketing material cannot disguise the fact that the buildings dwarf the surrounding Barbican Estate terrace blocks.

There are many other aspects of the LWW plan that I object to amongst which are the environmental impact of the development and the impact on the visual integrity of the Barbican Estate,. But my primary concern is around size and bulk.

Finally here is a quote from the Financial Times' architectural correspondent, but which applies to the current material being put forward on LWW: " This is the great contemporary cliché. No matter how huge the building, how hideous the aesthetics, everything can be concealed by a bit of greenery"

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Colin Spensley

Address: 712 Frobisher Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to these proposals on the following grounds:

1. Heritage Impact:

The Grade II listed Barbican Estate would be severely impacted by two over-massive skyscrapers on its perimeter. The existing Museum of London building is "of its time" and a valuable heritage asset. It deserves to be preserved and reused for some similar purpose. The 20th Century Society have it on its list of buildings at risk. Bastion House is an elegant building whose scale is appropriate to its surroundings. It is also the only one now remaining of three, original, similar towers along London Wall. The proposal plainly disregards ¶10.3.2 of the City Plan with regard to its relationship with neighbouring buildings.

2. Environmental Impact:

Concern for the planet as well as the City's own Climate Action Strategy require that a retrofit first policy be adopted wherever possible. The proposed development would entail a colossal quantity of embodied carbon. This is unsustainable development at its most egregious.

3. Loss of Amenity:

The residential blocks nearest to the development will suffer massively from reduction in light and increased noise which would be the inevitable concomitant of a huge increase in the density of occupation. The Highwalks network has been eroded by successive developments. The open space that was the St Alphage garden was replaced by a narrow tunnel. The pedestrian area around the rotunda is now the last remaining, high-level open space; it should not be encroached on.

4. Safety and Air Quality:

Vehicle access to the development is proposed to be via the Aldersgate Street ramp only in both directions. The existing one-way arrangement with entrance via the London Wall ramp is to be removed. This will bring heavy traffic and idling engines into the residential area and close proximity with the City of London Girls School. This is antithetical to the plan to turn the nearby Beech Street Tunnel into a zero emission street.

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

Address: London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, London, EC2Y (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall) London EC2Y 5DN

Proposal: Demolition of 140 & 150 London Wall to provide a phased development comprising: the construction of new buildings for a mix of office (Class E(g)), cultural uses (Sui Generis) and food and beverage/cafe (Class E(b)), access, car parking, cycle parking and highway works including reconfiguration of the Rotunda roundabout, part demolition and reconfiguring of the Ironmongers Hall (Sui Generis), creation of a new scheduled monument viewing area, public realm alterations to Plaisterers Highwalk, John Wesley Highwalk, Bastion Highwalk and Mountjoy Close; removal of two highwalks known as Falcon Highwalk and Nettleton Court; alterations to the void, lifts and stairs at 200 Aldersgate Street and One London Wall, introduction of new City Walkway.

Case Officer: Gemma Delves

Customer Details

Name: Mr Bernard Hughes

Address: 107 Willoughby House BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I really think tearing down Bastion House and the associated space - at great damage to the midcentury feel of damages a part of the City of London 1970s/60s history of the City. The other Bastion House tower nearer Moorgate has been beautifully restored. Surely we can refurbish?

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Timothy Geach

Address: Flat 14, Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the proposed plans on a number of grounds.

Echoing the responses of many, scale of demolition and building required will cause years of disruption, dust and pollution to a large number of local residents in addition to environmental implications of additional carbon release.

Specifically on the plans, I have objections to:

1. The scale and size of buildings proposed for the Rotunda and old Museum of London site. These are totally out-of-keeping with the current size and height of buildings here. Will create light-less corridors around the Aldersgate area (you can see examples of this around the new Moorgate developments, specifically on Fore Street and Fore Street Avenue), which creates an unpleasant city environment.

2. The proposed use of the ramp into Thomas More Car Park as the sole service entrance will create huge long-term disruption to residents and the CLSG. Not to mention reduced security of the residents car park and increased risk to pedestrians and cyclists. An alternative/additional route needs to be proposed, and can easily be accommodated on London Wall

3. While development clearly needs to take place, renewing the existing spaces does not require wholesale destruction of a piece of post-war architecture, just because it appears a little 'out of fashion'. The council would do well to remember, that the Barbican itself was also once considered an eyesore, yet is now seen as an architectural gem, which the City itself now rightly promotes. Destroying our architectural heritage simply creates a faceless and lifeless city. A number of these projects have been developed across the City of London, which are simply empty and soulless, despite their best intentions. The City would do well to also note how many empty buildings and shops now exist around One New Change and Aldersgate - Is the really a market need for a further development of this kind?

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly object to this proposal and I am appalled by the City of London's continual disregard of the neighbourhood and the residents who will be adversely impacted by these plans.

I therefore object on the following grounds:

Residential amenity - there is no doubt as to the adverse impact on local residents - loss of light, major impact on access to neighbouring residential blocks in the Barbican Estate.

Office demand - there continues to be numerous research and evidence to point out that the demand for new office buildings has dropped, and that the working patterns have changed permanently (just visit the City on Fridays)

Sustainability - where to begin, the planet is burning and the City of London is building! Immense carbon release from demolition / construction will be realised.

Heritage & setting - the Bastion House as well as the Museum of London are an important architectural assets, which can be adapted and retro-fitted, to avoid the very material adverse impact on surrounding historic and architectural assets, including the Barbican Estate, St Giles, Postman's Park, St Botolph's.

Design - relatedly, the proposed design looks more like an offshore fantasy architecture designed to appeal to the mega-rich that will have an adverse impact to the existing design of the Barbican Estate and local streets. Such a shame, that architecture around the City of London continues the trend of mediocre, profit hungry, bloated buildings that excite no-one.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Terry Trickett

Address: 605 Mountoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

The City's LWW scheme reveals plans for access and egress of traffic to and from the LWW site which, in terms of noise and air pollution, can be expected to have a severely detrimental effect on the lives of residents in Mountjoy House and Thomas More House and, not least, on CLSG's use of the playing field on top of Thomas More Car Park. This impact will occur not only during the period of construction (2027 to 2033) but, also, forever after.

The new Bastion and Rotunda Yards and Ironmongers Hall are all to be entered and exited via the existing Thomas More Service Yard (TMSY). Entry from the street to TMSY will be via the existing Aldersgate St. ramp which, with some difficulty, will continue also to act as a main means of access/egress for the Barbican Estate. The resulting traffic will be considerable and continuous.

If there is any logic to the scheme, it appears to be a determination, on the part of the LWW design team to render LWW 'car free' - achieved at the expense of hiving-off all LWW traffic into the neighbouring Grade II listed Barbican Estate, where it doesn't belong. This is back-to-front thinking at its worst; the design team's failure to prioritise vehicle circulation at the outset has led to the adoption of a piece meal and sometimes unworkable access/egress system, which will inflict maximum and permanent damage on Barbican Estate residents.

The reconstruction and making good that would be required to enable the TMSY to perform its extended role is not included in the City's applications, whereas other much less significant work to highwalks and hard and soft landscaping etc. is itemised. The words 'associated and ancillary work' are not sufficient to cover work to TMSY, as the biggest of LWW's intrusions into a Grade II Listed property.

All above comments are explained in my "response to a deeply flawed proposal for London Wall West" accessible at <https://acrobat.adobe.com/id/urn:aaid:sc:EU:a44cfdc9-9e2d-4ea1-80a0-51cbc5f92a5a>

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

Proposal: 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).

Case Officer: Gemma Delves

Customer Details

Name: Miss Alison Meade

Address: Basement flat 15a Mildmay Grove North London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have worked in the Barbican for the past 4 years and I wish to object to this project in London West Wall which creates unnecessary office space at the expense of the health of city workers and Barbican residents by emitting thousands of tonnes of carbon. This site could be used differently in its existing form with Bastion House being transformed into a hotel and the Museum being used for the prestigious City of London School for Girls which benefits the City of London attractiveness more than another bland empty office block.

I urge you to refuse this application.

Thank you very much

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Miss Alison Meade

Address: Basement flat 15a Mildmay Grove North London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: I wish to object to this project in London West Wall which creates unnecessary office space at the expense of the health of city workers and Barbican residents by emitting thousands of tonnes of carbon. This site could be used differently in its existing form with Bastion House being transformed into a hotel and the Museum being used for the prestigious City of London School for Girls which benefits the City of London attractiveness more than another bland empty office block.

I urge you to refuse this application.

Thank you very much

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Case Officer: Gemma Delves

Customer Details

Name: Mr Terry Trickett

Address: 605 Mountjoy HHouse Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The City's LWW scheme reveals plans for access and egress of traffic to and from the LWW site which, in terms of noise and air pollution, can be expected to have a severely detrimental effect on the lives of residents in Mountjoy House and Thomas More House and, not least, on CLSG's use of the playing field on top of Thomas More Car Park. This impact will occur not only during the period of construction (2027 to 2033) but, also, forever after.

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maximum and permanent damage on Barbican Estate residents.

The reconstruction and making good that would be required to enable the TMSY to perform its extended role is not included in the City's applications, whereas other much less significant work to highwalks and hard and soft landscaping etc. is itemised. The words 'associated and ancillary work' are not sufficient to cover work to TMSY, as the biggest of LWW's intrusions into a Grade II Listed property.

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Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Robert Letham

Address: Flat 242 Cromwell Tower Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the proposal. It will impact negatively on the residents of the Barbican. The development is extraordinarily massive, of an inappropriate scale, and residents nearby will experience loss of daylight/sunlight and pollution. Their car park access will be limited. The carbon impact of demolition is in contravention of the City of London's own commitment to net zero.

The scale and mass of the proposed development destroys the concept of the Barbican and its environs as being a human place to live. To allow this would set a dangerous precedent, particularly in the light of the forthcoming plans for the development of the 1 Silk Street site which are, as they are currently drawn, again of an inappropriate scale and proximity.

The development is uninspired and purely speculative. There is no guarantee that developers purchasing the site with planning permission will adhere to the plans - particularly in respect of cultural uses, amenity (including green areas) and food outlets.

There is no evidence that the proposed offices will be occupied or of the types of company that will use them. Where is the evidence that the proposal is sustainable given current and likely work

patterns?

The splendid views of the Barbican Estate from the St Paul's end of Aldersgate will be severely diminished - again because of the size of the proposed buildings. This is a severe loss to visitors, workers and residents.

I would like to see the existing buildings retained and redeveloped. This would preserve the existing City heritage and architecture, and be at one with the Barbican estate. This could include office provision and might respect the original intention of it being a cultural hub; cities need more than 9-5 offices to make them vibrant/living places.

I find it disappointing that the submissions for re-use have not been made public - even in a redacted form.

Finally, the noise of demolition and construction will be excessive and long in duration

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Suzanne Hinton

Address: 701 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing this on behalf of Suzanne Hilton who does not have the capacity to do so but must be represented as she is a very vulnerable adult and will be tremendously negatively impacted by your plans.

Suzanne Hinton has early onset dementia, she lives at the end of the block right next in 701 Mountjoy House. She has carers living in 24/7.

She lives just 20 metres away will be your proposed building site.

Suzanne sleeps in the day and puts her hands over her ears when normal household noise bothers her.

You are proposing a construction that will easily produce around 80 decibels. It would be like living next to an airport. The aging windows and frames won't keep the noise out, there is no sound insulation.

This would be a living hell for her.

A living hell she won't be able to escape as she is housebound. It will also be hell for her carers, and the good ones won't want to work under those circumstances leading to a decline in the level of care she has currently been receiving.

Are you aware of the mental and physical anguish this will cause? We are talking her having to endure this for hours each day, every week, every month for years.

Imagine if this was our elderly aunt, mum, godparent.

117 Defoe House
Barbican
London EC2Y 8ND
Mobile : 07971 512207
email : martin.farebrother@cantab.net

Environment Department, City of London
29 January 2024

Dear Sir/Madam,

reference 23/01304/FULEIA Planning permission London Wall West

I am writing to object to these proposals in the strongest possible terms. They are incompatible with the declared policies of the City of London on climate change and global warming. They will worsen the built environment and the public realm and will impact on the amenity and appearance of the Barbican Estate. The new office space is not needed, and the existing buildings can and should be refurbished and re-purposed. The only purpose of the development is to make money for the developers and for the City of London.

Reasons for site vacancy

The site consists of the former Museum of London, with the rotunda area and associated highwalks, and Bastion House. The Museum of London building is vacant because of the move to a new building at West Smithfield, which is not complete, so there has been no public access to the Museum of London for some years.

I always had doubts about the move of the Museum of London to West Smithfield, but it seemed churlish to raise strong objections when we were assured that the site would be used for a low rise cultural centre including a new concert hall. It was only after the move was irrevocably committed that the present proposals for the site were put forward.

Need for redevelopment

There is no need for redevelopment. The present buildings were constructed since the Second World War, as were the rest of London Wall, and the neighbouring Barbican Estate. No evidence has been put forward that the buildings are unsafe. When the market for refurbishment and re-purposing was tested in spring 2023, there was considerable interest, which has been ignored.

Much has been made of the cultural aspects of the proposals, and of food and drink outlets, but the overwhelming majority of the space to be provided is office accommodation. No evidence has been put forward that the additional office space provided by these large buildings is needed. There is no prospective occupier and the development is speculative. Much office space is in the pipeline elsewhere in the City.

The present buildings

These are fine examples of later 20th Century architecture. The 20th Century Society has designated them as among their top 10 worthy of preservation. The rotunda in the middle of the roundabout is a little gem, with a circular highwalk, seats and a small garden, protected from traffic noise and air pollution with walls.

Greenhouse gases and climate change

The declared policy of the City of London is to strongly support measures to reduce emissions of greenhouse gases, especially carbon dioxide (CO₂). It has also been recently confirmed that, to help achieve this, refurbishment and re-purposing would be given preference over demolition and rebuilding.

The *Whole Life Cycle Carbon Assessment* and the *Carbon Optioneering Study* (both of November 2023) assess the embodied carbon in the existing buildings, and the carbon cost of various refurbishment and mixed refurbishment and development scenarios, as well as the proposed complete demolition and rebuilding. The conclusion is that complete redevelopment is the best option, looking at 'whole life cycle' carbon costs. The reports also predict further need for refurbishment in about 15 years if the present buildings are retained. However the impression is that this report may not be truly objective. Of particular suspicion in the Carbon Optioneering Study is the introduction of other arguments in favour of complete rebuilding (such as safety at the roundabout, and improvement of the public realm) (page 42) which should have no place in this technical report. An independent second opinion is required.

In any case the carbon cost of complete demolition and rebuilding is in the next ten years, so that the 'whole life' cost of this scenario is loaded towards the beginning. The urgent need for climate change action is now. If the climate emergency can be brought under control, what happens in 30-50 years time is less important now, and can be re-visited.

I would conclude that this proposal will produce a huge additional amount of CO₂, especially soon, in direct contravention of the stated policy. The CO₂ cost of refurbishment and re-purposing is small, especially in the short and medium term. If demolition and rebuilding were really necessary, a smaller development would produce less. But demolition and rebuilding is not necessary. It seems that the City of London 'talks the talk', but is not prepared to 'walk the walk', when the alternative means money. The greedy hypocrisy is stunning.

Scale of the development

The plans and the views (TVBHIA files) demonstrate the enormous size of the proposed new buildings in relation to the present ones. New Bastion House (NBH) is much the same height as the existing Bastion House (BH) but has a much larger mass and footprint. The Rotunda building is slightly less high but occupies a large part of the present roundabout area, where at present there is only the high walk. The North Building is lower, but still taller than the existing low-rise Museum of London building.

Impact on the site

The result is to create an area of passages at ground level in deep 'canyon like' spaces between tall buildings. The claim that new and better pedestrian spaces are created is false. The proposed open spaces are much more closed in by the buildings.

Impact on views

The TVBHIA series of files shows the major impact of the proposed development on the ambience and amenity of the present site and buildings. As TVBHIA 16 shows, from the junction of Aldersgate Street and Little Britain, the proposal opens up a view