

proper look at existing usage.

5. There will be immeasurable damage to the TMH car park. The impact on residents will be so severe that there simply cannot be any justification for thinking that the LWW proposed development can meet the needs of the local community/area.

6. The proposed 11th floor restaurant will, as well as being in a building that will be unwanted and unwelcome, look directly into residents homes. There can be no rationale and/or justification for any such imposed loss of privacy.

Surely it cannot be the case that the City, within which I once felt so proud to live, actually thinks the current LWW proposal is anything like, or could in fact ever be, acceptable?!

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 Markman Ellis

Address: 133 Thomas More House Barbican City of 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 demolition of 140 and 150 London Wall (the Museum of London site). My objection is to the whole scheme, in particular, the damage these plans will have on the listed buildings in this area (especially the Ironmongers Hall and Barbican estate, and the Roman wall). The proposed development also has a very regrettable effect on the non-listed heritage assets, especially the Powell and Moya building of the Museum itself. I am also concerned about the effect on nature in this area, especially the bats that roost in the tree in the museum's Rotunda, and in the undercroft. The natural environment in the City holds a delicate balance, and the loss of these bats will be a grievous blow.

I believe this proposed development constitutes a breach of local, London, and national policies on heritage and the environment. The proposed development is sketchily conceived and has a mass and scale which is entirely inappropriate for this area. The restaurant planned for the roof of the

building will look directly into our apartments, as will viewing terraces. This is an unacceptable loss of privacy.

I also object, most strenuously, to the unacceptable harm to the environment caused by the destructive demolition of the museum site, and its reconstruction. I am told it will release 56000 tonnes of CO₂, which is utterly irresponsible. The developers have not made a persuasive case for demolition, and it would be preferable for the buildings to be retained and refurbished. The museum site itself could make an excellent location for the expansion of the City of London School for Girls, for example, but this has not been explored in depth.

I also object to the development's plans to use the Thomas More House ramp as the main entrance for deliveries to the site. Residents in the area will suffer substantial harm from excessive noise, and dangerous and excessively large trucks. The TMH carpark will be severely impacted, crucial to the life of the estate.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: LISA SHAW

Address: Flat 103 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 strongly object to the proposed development as I believe it will cause substantial harm to the neighbouring buildings and residential community. I believe the proposals are fundamentally unsustainable, unnecessary and will cause long-lasting harm to the enjoyment of local amenities for thousands of local residents and many more workers and visitors to the area.

The demolition of the existing buildings, which are capable of being retrofitted, and construction of new towers is unsustainable and completely inconsistent with the City's Climate Action Strategy. There is no need for the huge emissions generated from this work when interest has been expressed by developers in renovating the existing buildings.

There is also no clear demand for extensive office blocks in the area. Numerous offices within the City lie empty and the focus should be on refitting and renovating these to current efficiency standards rather than ripping down serviceable buildings to start again. If the City determines that

new large scale office blocks are really required, these would be much better located in areas of existing office towers rather than intruding into a predominantly residential area. Here, the City appears to be making a decision purely driven by greed rather than the needs of its residents or worker communities.

The City is in the privileged position relative to many local authorities in being able to show true leadership and make a decision based on the needs of the environment and local communities rather than purely following the most profitable path available to it. It would be a travesty if this profiteering route is taken against the clear wishes of the community and signals very little hope for truly sustainable development elsewhere in the country if it can't even be achieved here.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Ian Callaghan

Address: 21 Delaney Close Tilehurst Reading

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: 40% of the world's carbon emissions come from building construction. We need to slow down the cycle of demolition and construction and allow for the reimagining of existing building stock.

This is a greedy and unmindful proposal. The proposed replacement is monstrous compared to the current building, which skillfully works and makes the most of its constrained plot, as well as the brick-clad rotunda referencing the nearby Roman city walls.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Miguel Picciochi

Address: 140 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the City's plans to build London Wall West. The proposed towers are unnecessary, unsustainable, will have an adverse impact on residents and bear no relation to the Barbican Estate's original plan.

1. Should the demand exist, there are other locations within the City suitable for major office development.
2. This proposal goes against national and local climate action policies, including the City's own environmental strategy to reduce CO2 emissions and air pollution.
3. 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 City of London School for Girls.
4. The former Museum of London and Bastion House should be retained and refurbished. 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.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Alan Budgen

Address: 301 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:1. This project will result in the irreversible destruction of an important part of the Barbican Estate. Though not listed, the Museum of London site is generally considered to be part of the Grade 2 listed Estate. The name Barbican means a fortified gateway. The Estate is purposely designed with a perimeter wall, with selected access points. This application fails to appreciate this fundamental concept of the Barbican and treats the 'fortification' as an inconvenience to be done away with. It demolishes the walls and drops much of the area down to street level. This also makes pedestrian access more dangerous, crossing on a blind bend.

2. Whilst the height of one of the towers may be the same as Bastion House, the remainder of the proposed development is vastly taller and wider than the current buildings. The scale of the development will dominate the area and have a negative impact on other local landmarks. The buildings will be very close to homes in the Barbican and will impact on light, views and noise for residents.

3. The proposed buildings are not sympathetic to the aesthetic of the Barbican; there is nothing about them that fits within a World renowned Estate. The City are the guardians of this unique structure, and must not be allowed to tear parts down.

This proposal fails to understand or appreciate the long historical and cultural impact of the area.

4. This is the start of the ancient Great North Road. The new proposal relegates it to just a bend in the road.

5. No City can justify the constant demolition and rebuilding of its buildings. It is irresponsible to demolish and replace the current buildings, realising vast amounts of CO₂, if an alternative use can be found. This proposal goes against The City's Climate Action Strategy and national policies.

6. The City says that their sole aim is best value for the site. This seems very negligent, and does not take into account, best use, environmental, local issues etc.

I urge the City to reconsider.

From:
To:
Subject: Objection: 23/0134/FULETA
Date: 30 January 2024 23:03:12

THIS IS AN EXTERNAL EMAIL

I have already written an objection to the planning application 23/0134/FULETA.

However I would like to add three points which have just been drawn to my attention.

First, the damage and the harm done to Sir Thomas More carpark in the course of the building works, which will obviously go on much longer than expected, and of course go over budget, will be bad. They will affect badly the well-being of the residents who use it, not least for the air-pollution, which cannot but affect the girls' playing area.

The idea of this facility being used is graceless, and cynical, and damaging, e.g. in the event of human accidents and emergencies.

Second, I gather there are plans to build a restaurant - as if London needs another! - in the building - which will affect the privacy of residents in Sir Thomas More. This is also tactless, and unpleasant, and shows an attitude which is careless of other people, their lives, and their dignity.

I do not believe London needs more offices: I see empty offices aplenty daily from my flat, and know that emptiness is replicated throughout the city. But the City does need its heritage preserving, and its values, and its historic buildings need preserving and their value bringing out. I could say a lot more about this.

And finally - who thinks it is a good idea, or valid, or even legal in any more than a questionable sense, to start destroying buildings when we know such destruction is doing irreparable damage to the climate? You all know that as well as I do, and it is only good housekeeping of the city for you to respect the point and not tear down buildings in the name of short-term profit.

Sincerely

(Dr) Jeremy Tambling
402 Mountjoy House, EC2Y 8BP

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Howard Hoveman

Address: 159 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Five points:

1) Loss of winter sunlight to much of Thomas More House, Barbican Estate due increased height of both New Bastion House and proposed Rotunda building. Example shows only March and June when sun is higher.

200 Aldersgate Street already creates afternoon shade half the year. Morning sun therefore important particularly from a domestic heat and light perspective. Unsure why a long, lower building was not designed as the site is primarily offices.

2) Access road from London Wall to Aldersgate Street beneath current structure should be maintained to protect integrity of Thomas More Car Park Access. Current ramp is used for temporary parking by deliveries and right hand turn is necessary on exit.

Restriction here is bad design. It will generate car horn noise and further pollution, traffic delay and frustrate drivers.

Plans for cul-de-sac deliveries bays with bleeping when vehicles back up promise disturbance to

Thomas More House and London House. Thomas More Car Park is already partly occupied by various construction and maintenance cabins. It was not designed for this use. A different site should be found to accommodate more.

3) Diversion for residents through Lauderdale Car Park to Thomas More Car Park during construction is plainly inadequate for many vehicles due tight bends, and little room for pedestrians. The huge number of service vehicles seen daily (in addition to residents) cannot use this route. The shutters will be open all the time with no supervision. A security risk we should not invite.

4) A restaurant in Rotunda Building looking north over the Barbican Estate seems an intrusion of privacy considering the generous size of windows in the Barbican. If use of roof terrace here is permitted, there is potential for voices to carry to nearby residences. Could the restaurant face south instead?

5) Retain Highwalk to 1 London Wall, Aldersgate St staircase. Separating pedestrians and traffic and bicycles over this junction is beneficial for safety

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Alicia pivaro

Address: 6a church road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Disgraceful destruction of good quality architecture and urbanism in a climate crisis purely for financial reasons.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Nicholas Deakin

Address: Flat 372, Lauderdale 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 inappropriately sized development. It will destroy two internationally recognised icons of British post-war urban design, including important public realm and open spaces - including the only remaining commercial tower which would have been at the heart of the Barbican / London wall as envisaged.

Demolition and rebuild will unleash tens of thousands of tonnes of CO2, even though these buildings could be refurbished.

I also don't think the loss of the vista to St Paul's / up Aldersgate St is in any way compensated by this development - which is inappropriate in size, architecturally incoherent with the surrounding space and an excuse to over-develop a site which should be refurbished. The addition of office space and a 'meadow' hidden from view does not take away from the lost public amenity, views and the poor architectural coherence of the design.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Sarah Hayden

Address: 103 mountjoy house London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I urge rejection of this proposal which is utterly unsuited to our times and the needs of City residents. The City of London has a duty to act in the interests of the City and its people. Demolishing (or allow the demolition of) these buildings would be a travesty, a pointless destruction of a significant architecture, causing damage to the surrounding area, with massive environmental implications. The City is full of empty office buildings. The Bastion House site is special and deserves to be repurposed as a civic space. The proposal is offensive, conceives without any sensitivity for the site, its history or its location. Please reject this proposal.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Karen Munroe

Address: 192 Cromwell 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 history of the site is being ignored and public cultural heritage sacrificed for short term profit gains.

Over-development of this site will dominate the surrounding neighbourhood and will create yet another light deprived, desolate area.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Hannah BB

Address: Panorama Highcliffe Close Seaton

Comment Details

Commenter Type: Member of the Public

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 not good either for players or listeners.

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 Property Developers, who have in this case little knowledge or appreciation of the history of this area, have stepped in with totally unnecessary Office megaliths that are entirely unnecessary and opposed by everyone living in the local area.

This consultation has been sneaked out at Christmas time to avoid publicity and it is clear that those responsible for this heinous decision in the City of London have no care for either the historical sites they are responsible for or the people they serve who live in the area.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mar Maestre

Address: Flat 13 London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Stop the demolition of the Museum of London. The building it's an institution and replacing it for another skyscraper will only hurt the city.

We don't need more glass buildings, offices and congestion in the area. We should spread them and create more cultural spaces

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mr Kevin Kiernan

Address: Flat 606 Mountjoy House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: My main objection is the use of the access ramp to Thomas More Carpark (also used by Mouny and Seddon residents). The access in London Wall would be far more suitable. The noise and pollution would blight the area generally.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Silvia Braga

Address: 58 Cholmley Gardens 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 object to the proposed demolition of 140 and 150 London Wall for several reasons:

1. Redundancy: The City of London already has an excess of office space, much of which remains unoccupied and visible to passersby. Introducing another vacant structure is unnecessary, especially considering the shift in work habits.
2. Environmental Concerns: The proposed demolition and subsequent redevelopment would result in significant carbon dioxide emissions, directly contradicting the City of London's goals for climate action and sustainability.
3. Misleading Presentation: The development's scale has been downplayed through selective and manipulated imagery, giving a misleading impression of the project's true impact and scope.
4. Disregard for Local Character: The current buildings contribute to the local area's character and maintain a harmonious scale. The new development, however, would overshadow the surroundings, undermining the architectural cohesion of the area, negatively affecting the

residential environment, and impacting the nearby Girl's School.

5. Safety Risks: Alterations to traffic patterns, especially around Thomas More carpark, pose increased dangers to pedestrians and cyclists, compromising safety in the vicinity.

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 Zoe Griffin

Address: 67 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: The pandemic underscored the risks of an over-reliance on commercial and office spaces, emphasising the importance of vibrant residential communities for sustaining city life during crises. Currently, retail and services cater predominantly to transient workers, overlooking the needs and potential contributions of a permanent resident base. Integrating more living spaces would diversify the demographic and contribute to a more resilient and dynamic urban fabric. This would enable retail and other services to thrive beyond the workweek, fostering a lively community.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Ava Griffin

Address: 67 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 object to the need for Office Space in favour of Residential and Community Uses of Existing Structures.

The push for more office space neglects a vital insight from the pandemic: the significance of residential and community areas in urban settings. The pandemic rendered the City of London desolate in the absence of its regular office crowd, underscoring the necessity for a more equitable urban design strategy. Advocating for residential expansion not only fosters a dynamic community atmosphere but also meets the demands of the city's permanent inhabitants, bolstering urban resilience against potential future challenges.

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 Jessica Duffy

Address: 143 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: In addition to the varied environmental issues already raised, such as affect on air quality, traffic flow in area of Thomas More CP and yard,

I question the assertion that more office space is needed. It is quite clear looking from my windows that there are floors and floors of empty space in the vicinity.

From:
To:
Subject: objection to London Wall West
Date: 31 January 2024 08:34:09

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I object to the proposed plan for London Wall West.

The development will harm the setting of nearby buildings and area, particularly Ironmongers' Hall and the Barbican, but also St Botolph's and Postman's Park. The scale of the proposed development, in that location, is excessive. Its height will exceed the buildings on St Martin's Le Grand and its bulk at higher levels will far exceed that of 200 Aldersgate Street. It will loom over the nearest part of the Barbican and undermine the architectural vision that the Grade II listed Barbican as a whole incorporates.

It will have a negative effect on the amenity of nearby residents.

There will be a loss of privacy. The plans even include a cafe, on the 11th floor, looking north into the flats on the Estate and down into the sports area for the City of London Girls School.

There will be a considerable increase in noise. This will include the noise of all the vehicles serving the proposed development. Vehicles delivering for all the proposed cafes, restaurants, offices and venues will use the ramp by the school's sports area, wait there with engines running, and manoeuvre in the same area that gives access to Thomas More House car park. That will mean higher levels of pollution for residents and the school and will cause access difficulties.

This demonstrates that the plans depend on exporting problems to the estate, to the detriment of its residents and other occupiers.

C O'Riordan

47 Thomas More House Barbican London EC2Y 8BT

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