

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 Jonathan Mendelow

Address: 508 Seddon 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 proposed use of the access to the Thomas More Car Park to service the proposed development. This will have a huge impact on residents. The enormous increase in traffic (including multiple heavy vehicles) will affect residents' access to the car park, negatively impact on deliveries made to residents. It will also severely diminish air quality and increase noise volumes. All of this will be highly detrimental to residents and the adjacent school. I believe the City should address this by limiting access to the development to an entry/exit point off London Wall.

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Case Officer: Gemma Delves

Customer Details

Name: Sarah McCracken

Address: 10 Kimberley Road Brighton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The environmental impact of demolition and rebuild is horrendous and has no place in 2024. There will be huge disruption for residents for years, all unwanted, all un-needed.

The current buildings are wonderful, build within an area where buildings complement each other. The new scheme is jarring, doesn't fit at all with the important architectural design of that area and is just done to create money. I doubt in a cold wintery London the scheme will look anything like the render. Which is horrendous, by the way.

We need to preserve these old concrete buildings, they are part of London's rich history. They are wonderful.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Sophia Nicolov

Address: 72 Tollington Park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is wanton destruction of two sites of London heritage that are tied to the identity of the City of London. The Museum of London building is culturally significant for many reasons, a site many Londoners grow up knowing from childhood and that comes to represent the city. These buildings represent a key post-war moment of architecture and rebuilding in London using new, bold designs that have become part of the fabric of the city. It's upsetting to lose culturally and historically significant sites for vanity projects, new ultra modern buildings that benefit very few in society and destroy yet another aspect of London's unique heritage, rapidly transforming us into a faceless and monotonous emulation of megacities round the world. Add to this the environmental consequences of this initiative. The obsession with pulling down old buildings and constantly constructing new ones is contributing to the ongoing destruction of our planet - the carbon emissions of construction are not to be overlooked and the consumption of materials. Who does this serve when we are rapidly running out of time to avoid total climate breakdown. We should be working with what we have and acknowledging that new does not always mean better particularly in the case of architecture.

Londoners are sick and tired of losing the city they know and love to the wealthy investments and towering modern buildings that swamp anything unique about the city. Look at Paris or Rome and how carefully they hold onto their built heritage and the beauty and functionality, ensuring the skyline and the physical/cultural identity isn't lost.

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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.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jeremie Mathot

Address: 121 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I wish to object to the demolishing of these historically important buildings in favour of refurbishment. The current plans have a disproportionate mass compared to the land area and their use for office purposes goes contrary to the cultural and residential amenities that define this neighbourhood.

Further more the environmental impact of demolishing would be significant contradicting the City's net zero ambition.

Refurbishment in favour of cultural use would gain support and buy in from residents in line with the recent market test that proved the viability of this option.

From:
To:
Subject: London Wall West
Date: 31 January 2024 09:54:45
Attachments: [REDACTED]

THIS IS AN EXTERNAL EMAIL

Dear Sirs

As I had difficulty downloading my response to the planning application below, I attach it again in case it has been lost in the ether

Regards

Derek Adams



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Planning – Application Comments

23/01304/FULEIA | Demolition of 140 & 150 London Wall to provide a phased [Help with this page \(opens in a new window\)](#) 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. | 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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• [Details](#)

• **Comments (357)**

Make a Comment

- Public Comments (351)
- Consultee Comments (6)

• [Documents \(468\)](#)

• [Related Items \(1\)](#)

• [Map](#)

Make a comment

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Make a Comment

You can make a comment supporting or objecting to this planning application. Your comment will be submitted to the planning authority and immediately made available online to the public. We will not display your telephone number or email address to the public.

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Case Officer:	Gemma Delves

Are your personal details correct? Click to [update my personal details.](#)

Your Title: Mr
Your First Name: * Derek
Your Surname: * Adams
Address Line 1 * 71 Thomas More House
Address Line 2 Barbican
Town/City * London
Postcode * EC2Y 8BT

Commenter Type: * Neighbour
Stance: * Object

Reason for comment:

Noise

Other

Residential Amenity

Traffic or Highways

COMMENT:

Residential Amenity:

My disabled wife and I have retired to the Barbican to quietly enjoy the open aspects and amenities of one of the few residential areas of the City. The proposed development will severely impact on this enjoyment. The long period of construction, with its continuous noise, dust, and large vehicle congestion and pollution, will adversely affect our later lives, and on completion there will be loss of privacy, daylight, sunlight, overshadowing and continuing increased noise.

Access & Refuse Collection:

Although both the Mayor and the City have declared war on cars, unfortunately many of us no longer can walk distances or use cycles. The proposed changes to the access and egress to the TMH car park during construction, are totally unworkable, and the use of the slope to service the new buildings, and the TMH car park to house their rubbish, is preposterous. There will be extensive negative impacts on traffic flow in the area too, both during and after construction. Also, the use of the slope by pedestrians, children, and cyclists will become very unpleasant and dangerous.

Heritage, Culture & Environment:

We thought we were living in a heritage and cultural area which would be protected by the City, which claims to actively support such historic assets and amenities. The proposed scheme flies in the face of this and to claim green credentials for it as well is misrepresentation.

Visual Impact:

The scheme will result in substantial negative visual impact, which will cause great harm to the overall neighbourhood, the Conservation Area, the Listed Barbican Estate and the CoL Girls School.

Purpose of the Development:

The glossy "sales" brochure which has been produced setting out the "benefits" of the scheme to local residents and City workers who have been "consulted" tries to hide the fact that the sole purpose of the development is to make money for the City, despite the many negative impacts on its residents.

Please think again.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Darran Jaques

Address: 69 Strodes Crescent Staines-upon-Thames

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I believe the proposal are too big for the location and impact on the character of the barbican.

Also in a climate crisis, no attempt to retrofitting and/ or building up has been proposed.

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Case Officer: Gemma Delves

Customer Details

Name: Gelly Balanou

Address: Flat 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 would like to object to the 23/01304/FULEIA application.

I am a Thomas More House resident in the Barbican, right in front of the said site and directly affected by the suggested proposal.

- The proximity of the current offices is bad enough already. The light pollution was a topic we had already raised with our house officer. The proposal will bring more offices closer to our homes, our privacy will be compromised, the light pollution will be much worse (no office has ever turned off their lights! even during COVID), and the traffic to the Thomas More car park will increase.

- The Barbican estate is part of the English heritage. Currently it is being devoured by larger buildings at very close proximity. This situation is not respectful to culture and residents alike.

- The proposal is not in line with smart and eco-friendly sustainable urban planning. It has a very narrow focus on taking advantage of the space mainly for office workers and neglects the harm to the environment and the over-development of the area. As I am writing this, another building is being raised very close to St Pauls, obstructing any view of the church from the Thomas More

residents.

- Mental health of the residents. It has been proven that natural daylight and a good night sleep are important for ones mental health. The city residents are few in numbers relative to other neighbourhoods but they have given life to the city (this was even the intention of the barbican estate to begin with) and have taken care of the surroundings. Office workers come and go, residents are here to stay. Respect them and listen to their concerns!

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Case Officer: Gemma Delves

Customer Details

Name: Fran Cliffe

Address: 107 southwyck house London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Building of a historical importance which are key to the community. They should not be demolished but protected. No more office buildings are needed

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Case Officer: Gemma Delves

Customer Details

Name: Dr Barnabas Calder

Address: 47 St Michael's Church Road Liverpool

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: As a leading expert on the history and heritage of British Brutalist architecture, and on architectural sustainability, I am profoundly concerned at the proposed plans.

City of London is quite right to mandate that developments should favour retrofit over replacement; the arguments advanced against retrofit in these cases have been convincingly debunked by BQA. The carbon profligacy of these proposals is completely incompatible with what we know about the actions required to avoid climate catastrophe.

In terms of the heritage impacts, this proposal would remove valued parts of the distinctive and globally-admired post-war architectural landscape of the Barbican and London Wall. It would have significant detrimental impact on the setting of listed buildings.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Robert Taylor

Address: 78 Meadlands Drive Richmond

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed plans for this site on two grounds. Firstly, the proposed redevelopment will involve knocking down serviceable buildings and will generate huge CO2 emissions, directly contravening the City's own net zero goals. And secondly, the redevelopment does not aesthetically complement one of the architectural gems of London - the Barbican. Better architecture is required.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Rodney Jagelman

Address: 153 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to the plans for redevelopment of London Wall West

The consultation has been poor. Information has dribbled out with no transparency until a deluge at the eleventh hour and that destroys confidence that the decisions taken will be based on a true grasp of what is going on.

The plans are at total variance with the city Corporations policies on carbon emissions and net zero targets. The effect on air quality in the adjacent residential areas will be appalling. Monitoring is planned but nothing will stop degradation at whatever levels it reaches once the project starts and however serious the impact on the health of residents.

The case for large quantities of additional office space has not been made with any rigour. Yes, the blocks may find tenants but only leaving other offices underutilised. That is a seriously unsustainable policy. Credible plans for repurposing the existing buildings have been swept aside without the consideration they deserve in a stampede to adopt what looks very like a vanity project for public office holders in the City.

The plans pay insultingly little regard to the impact and partial destruction of the iconic and listed Barbican Estate. Vandalism in action.

The proposals cram far too much volume into a tight space. The adjustments made in this regard and in face of well-argued objections have been derisory. It will destroy the ambiance of what has been a relatively open and calm residential area on the so-called cultural mile.

The plans for redevelopment demonstrate how impossibly difficult it will be to redevelop this site in its totality without inflicting miserable conditions for a long period, if not indefinitely, on significant numbers of residents nearby, inconsistent with the integrity we expect of those charged with managing the City of London.

In short there needs to be a fundamental rethink and a less ambitious plan that strikes a reasonable balance between on the one hand the need to utilise the area economically and effectively and on the other hand recognise the reasonable expectations of residents to tolerable enjoyment of their environment which under the current plans have been cynically disregarded.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Zhining Xu

Address: 7 Monkwell Square 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 plan is ill thought through for the following reasons:

1. The LWW site is at the heart of the City's Cultural Mile next to important heritage assets including the Roman Wall, the listed Ironmongers Hall, St Giles Cripplegate and the Barbican Estate. It is sitting at the start of the historic Aldersgate Street. To replace it with massive soulless modern office blocks is totally irresponsible and causes irreversible damage to the history and culture of the City.
2. The Bastion House is one of the very few remaining post war architecture, and was developed in sync with the master plan of the Barbican. The structure of the building is solid. Although not everyone would appreciate the look and facade of the building, it seems very extreme to be demolishing it as the only solution without seriously considering the retrofitting possibility with such

a historic site. There are plenty of good examples around (even in the City itself) on how retrofitting can be done properly with great results and least amount of environmental impact and disruption to the neighbourhood.

3. The 8-10 year timeline relating to the demolition and rebuild seems an absurd amount of time without the attempt to find any interim use of the building at the very heart of the City. It will not only inconvenience everyone in the immediate neighbourhood, it also increases the risks of the plan falling through as the extended timetable carries high levels of inherent financial and operational risks for non completion.

4. Let's also not forget this site is immediately adjacent to a large secondary school, a nursery in Ironmongers Hall, and a substantial residential community. The environment assessment in the planning application gives very little thought to the safety, air quality, noise pollution, access and traffic impact of these children and community. 8-10 years could be a child's whole education period at CLSG - has anyone even considered the adverse impact of this?

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Case Officer: Gemma Delves

Customer Details

Name: Ms Emma Matthews

Address: Flat 20, 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: I strongly object to this proposal. The scheme bears no relationship to the original plan and has no relationship to the surrounding area. It's sheer bulk and mass lacks any design sensitivity or concern for city workers or local residents. There is no need for any more offices in this area. On the northern border of the Barbican estate Number 1 Golden Lane, the old Cripplegate Library building is in the process of being built even higher to provide more 'luxury' offices. There are already many empty offices in the City so there is no need for more. The destruction of the original buildings ignores local and national climate action policies. There is a record amount demolition in The City of London which is a huge cause of concern - creating even more pollution and a greater carbon footprint to create a monstrous unnecessary building. The street will become yet another canyon. For example - at the far end of Moor Lane 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.

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. The development of this scheme seems to be in direct opposition to the objectives set out in The Cultural Mile. These ridiculously enormous buildings do not show British excellence of design at its best. This building looms over the listed Barbican Estate with no aesthetic consideration of this world famous design - an exemplar of good town planning unlike this proposal which demonstrates no consideration of how this will impact the lives of the residents who live there.

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 Joshua Bean

Address: 65 Villiers Crescent St. Albans

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This new development threatens to completely ruin the character of the Barbican centre. As a recognised building of cultural and historical importance, the estate deserves better than to simply be surrounded by more glass office blocks which add nothing to the area except value for investors. Moreover, given the shift to hybrid working and the already large surplus of office space in London, it is simply unjustifiable to add more in the context of climate change and the need for more sustainable land use across The City.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Phil Eaton

Address: 95 Howlands Welwyn Garden City

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: 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

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

From:
To:
Subject: Application 23/01304/FULEIA etc objection
Date: 31 January 2024 10:40:55

THIS IS AN EXTERNAL EMAIL

We write as long leaseholders and residents of a flat in Seddon House, EC2Y 8BX, to object to the London Wall West proposals (23/01304/FULEIA, 23/01276/LBC and 23/01277/LBC).

1. We endorse and agree with the objections raised by Barbican Quarter Action on many issues, while accepting that some kind of development of the site is inevitable and desirable. For the reasons set out in detail by many other objectors we consider that the current proposals do not make a coherent case of consistency with the Corporation's Climate Action Strategy and its recent Planning Advice Note. We pick out below a few of the many objectionable points.

2. We object in particular to the height, massing, scale and positioning of the proposed New Bastion House and Rotunda buildings. The effect would be overbearing and deleterious to the setting of the Grade II listed Barbican Estate and gardens, to the Grade II listed Ironmongers' Hall, to Barber Surgeons' Gardens and to the Grade I listed St Giles Church. The strange space left between the buildings, both at ground level and highwalk level, would be overshadowed with little direct sunlight given the height of the buildings on the south side of London Wall and would be in danger of becoming an unwelcoming wind tunnel. The current buildings, with Bastion House being of slim profile and of unobtrusive finish and the Museum of London being relatively low-level, constitute an important buffer or transition between the Barbican Estate and gardens and the much larger modern commercial buildings on the south of London Wall. A vital part of the setting of the Barbican Estate to the south is the openness of views, both from within and outside the Estate, at ground and highwalk level created by the raising of the terrace blocks Mountjoy House and Seddon House on piloti. That setting would be severely affected by allowing buildings of the scale and mass proposed effectively up to the southern boundary of the Estate.

3. The alignment and size of the proposed Rotunda building is particularly objectionable. Rather than acting as some kind of gateway or activating factor to the neighbourhood, the alignment to put the longer face of the building across the direct line of Aldersgate Street, blocking views from the north and the south, would constitute a forbidding and unwelcoming barrier. That would especially be so for pedestrians approaching from the south, who would have the problem of crossing London Wall, with only one bridge proposed to be retained to the east. The alignment and size would also impede important views of St Paul's Cathedral from the north.

4. Overall, the proposed buildings would constitute a massive over-development of the site, deleterious to the neighbourhood as a whole, backed by a dubious case for the provision of so much new office space. The deleterious effect would not be offset by what seem rather token and speculative cultural, retail and catering offerings.

5. One aspect of that over-development and prioritisation of office space that would affect residents of the Barbican Estate, particularly residents of Seddon House, Thomas More House and Mountjoy House, all served by the Thomas More car park (not just Thomas More and Mountjoy as assumed in some documents) is the proposal in the Delivery and Servicing Plan for vehicle access to the proposed buildings and to Ironmongers' Hall to be by way of the existing ramp from Aldersgate Street to the Thomas More car park. It is first of all a bit rich for the proposals to trumpet the fact of the development being car-free as part of its case on sustainability while diverting service traffic through the boundary of the Barbican Estate. Second, it should be noted that the car park is used not just by residents who own or lease a parking space, but by residents (like us) who do not keep a car in London but occasionally visit by car and pay for temporary parking by the day, taxis and

minicabs, visitors to residents, workpeople, delivery drivers and by residents on foot to collect parcels etc from the car park box or to see the car park attendant about one of the many things they deal with or to exit the car park by the gate to the Barber Surgeons' garden. Third, it should be noted that flats in Thomas More, Mountjoy and the southern end of Seddon overlook to some extent the ramp from Aldersgate Street.

6. Figure 3.2 in the Delivery and Servicing Plan purports to show how consolidating deliveries/servicing and banning them between 7 am and 10 am and between 12 noon and 2 pm would avoid too much interference with Barbican-related traffic. But that figure shows significant LWW activity between the hours of 4 am and 7am and from 8 pm to 11 pm, as well as in the middle of the day. It appears from the plans that there is a proposal to extend at ground level from the north side of Ironmongers' Hall to the south side of the Girls' School paying field to form a new garden and walkways. (n.b. the levels involved are not always clear from the plans and it might be queried whether, as well as making the overall feel of the car park rather oppressive, there might be a problem of ventilation of exhaust fumes etc if the existing open area were lost and of visibility in an area where pedestrians might be mixing with increased heavy vehicle traffic – see further para 10 below). If that covering over happened, it might mask some noise from LWW delivery and service vehicles, but the major part of the ramp and, we think, the service yards for the new buildings themselves, where some complicated manoeuvring would apparently be needed, would remain open. There therefore seems a significant risk of noise disturbance to residents at all times, but including unsocial hours early and late in the day, when sleep may well be disturbed.

7. That risk would appear to be exacerbated by the plans for controlling entry on the ramp, which involve stopping vehicles at a light-controlled barrier about half way down the ramp both in and out. That seems likely to generate additional vehicle noise in an uncovered area, particularly for those going up the ramp and for vehicles going in to the Rotunda service yard, which would be required to make a very tight right turn off the ramp across the outgoing lane. It is not all clear what is meant in para 3.5.3 of the DSP by Barbican residents being able “to gain entry through the [new] barrier as per the existing arrangements”, while servicing vehicles would have to use the new intercom. By no means all Barbican residents have any token to gain entry, nor would private visitors, taxis, workpeople etc. And who are the drivers to speak to on the intercom? The Barbican car park attendants are a very important element in the security of access to the Thomas More car park and in the security of the Estate as a whole and entry into the car park should be controlled by them and not by anyone within the LWW ambit. There seems a significant risk of delays and the build-up of queuing vehicles, with the possibility of vehicles stopped on Aldersgate Street and a likelihood of increased noise and exhaust fumes. There is also a question, not just of inconvenience, but of danger from the intermingling of Barbican traffic with LWW traffic, especially in relation to the right-turning incoming Rotunda vehicles, and to pedestrians around the car park box and other areas of the car park, especially if areas are newly covered over, where close attention to visibility would be needed.

8. Overall, it is our view that the delivery and servicing plans have not been adequately thought through and that the current reliance on plans that have a detrimental effect on residents is a symptom of the attempt to over-develop the site for office use in a way that it is not capable of sustaining.

9. However, the plans for access in the Construction and Environmental Management Plan are not merely not thought through, but completely unworkable and unsupportable. On this point we agree entirely with what Mr Terry Trickett says in section 4 of his already lodged objection, with the additions that residents of Seddon House are also served by Thomas More car park and that the difficulty of access through the shuttered entry 90 metres north of the ramp is not restricted to car-owning residents but extends to residents on occasional visits, private visitors, taxis, minicabs, workpeople and delivery and service vehicles. As we understand it, the shutter on that entry is controlled by an electronic device in vehicles,

which will not be present in those extra categories of vehicle. Unless the shutter were to be kept permanently open, which would not be acceptable as a matter of security, such vehicles would have to gain entry by the existing ramp from Aldersgate Street, along with all those vehicles that simply cannot fit within the height of the shuttered entry or through the narrow tunnel between Lauderdale and Thomas More car parks. That would involve a degree of intermingling with LWW demolition and construction traffic that would be too dangerous to be acceptable. The danger to pedestrians continuing to make legitimate and necessary visits to the Thomas More car park box should also be put into the balance. The Plan indicates that the proposed restrictions be imposed for the entirety of demolition, construction and fitting-out process, stretching over many years. We would argue that no scale of development that involves such very long-term consequences should be allowed.

10. We may well have missed in the very confusing and poorly labelled morass of documents attached to the application any extended explanation of the reasoning behind the proposal to extend a roof over the parts of the Thomas More car park between the north side of Ironmongers' Hall and the south side of the Girls' School playing field to create new gardens and walkways above at ground level. Apart from the matters mentioned in para 6 above, we have concerns about how far that might interfere with views west from the Barber Surgeons' Garden under and through Mountjoy House. If there is no such extended explanation, we consider that one should be given so that the implications can be properly considered.

11. Ideally, the present applications should be withdrawn for the Corporation to think again. But if not, we would urge that the applications be refused.

John & Hilary Mesher
303 Seddon House
Barbican
London EC2Y 8BX

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Holly Smith

Address: 27 Tudor Close Brixton Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As an architectural historian I would like to emphasise that it would be a profound loss to demolish this historic building by Powell and Moya, and a major environmental mis-step in the face of the climate crisis.