

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 Chris Kettle-Frisby

Address: 19 Langham Court Hornchurch

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan has very little to add to the city and is ecologically unnecessary - it is a net negative, washing away an important part of the local area. This demolition project and the required funds would be much better put to use to re-use the building, otherwise this is at best a tragic missed opportunity and at worst a complete disregard for the local area and a waste of money, time and resources, limiting the culture of the surroundings.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jon Bennett

Address: 103 Cromwell Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I - along with every person I have spoken to who lives in the Barbican - strongly object to the plans for this development for a long range of reasons. I'll highlight two particular issues below but would stress that I could have raised many other areas of concern. Fundamentally what is being proposed is of poor quality and in clear contravention of a number of policies espoused by the City. On this basis it should clearly not be approved.

Visual Impact

The scale of the new development is vast and will completely dominate and out-scale the surrounding neighbourhood. It compromises the architectural integrity of the listed and much-visited, photographed and filmed Barbican Estate and sets a very worrying precedent for the surrounding area. Linked to this point, the current brochures and documents blatantly misrepresent the scale of the development through the use of wide angles lenses and carefully selected views with existing buildings air-brushed out. This misrepresentation needs to be fully and accurately addressed in any subsequent proposals for the

site.

Negative effect on residential amenity

The many local residents will be negatively affected in multiple different ways. The loss of daylight and privacy and increase in overshadowing and noise are obvious. More than that, the area will become more dangerous for pedestrians and cyclists, particularly those who regularly use the Thomas More carpark to access their homes. The additional traffic will also increase the already poor air quality in the area - again at odds with the City's ambition to introduce much-needed zero emission zones in the surrounding area.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Ann Brew

Address: 106 Elm Road Southend-on-Sea

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposals are far more invasive than it seems at first glance. The destruction of a London landmark, as well as the tearing down on walkways and a museum space, the 'reconfiguration' of a well-known roundabout and the headquarters of a traditional Livery Company, are all serious errors in judgement alone, let alone taken as one all-encompassing decision.

London has a character unlike other cities, but the destruction of architectural breakthroughs, such as the Bastion House complex, will lead to the city looking like every other modern city across the globe, with little to distinguish London. It also removes links to the historical past that few other cities have. There is nothing innovative about the ideas to replace Bastion House and the old Museum of London, and more thought should be given to how to reuse the current buildings, instead of the lazy approach of clearing the decks and starting afresh with a boring, bland development.

From:
To:
Subject: Proposed Development Plan - 23/01304/FULEIA
Date: 31 January 2024 11:36:50

THIS IS AN EXTERNAL EMAIL

I am emailing this to you as the website would not process my submission.

I live in the Barbican - full address 103 Cromwell Tower, EC2Y 8DD - so am a neighbour of the site.

I - along with every person I have spoken to who lives in the Barbican - strongly object to the plans for this development for a long range of reasons. I'll highlight two particular issues below but would stress that I could have raised many other areas of concern.

Fundamentally what is being proposed is of poor quality and in clear contravention of a number of policies espoused by the City. On this basis it should clearly not be approved.

Visual Impact

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Case Officer: Gemma Delves

Customer Details

Name: Owen Hill

Address: 12 Station Road Caldicot

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am objecting to the demolition for two reasons.

Firstly, the building is of cultural and architectural significance.

Secondly, it would be a complete waste of carbon.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Andrea De Vitis

Address: 320 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Degradation of public environment with much denser infill than at present.

Visual impact on Grade II listed Barbican estate now facing a much higher direct facing neighbour.

Substantial loss of sunlight in Thomas More house as well as Seddon and Mountjoy. Loss of sunlight also extends to Thomas More gardens which is a key resource for all Barbican residents.

Value for money in short term but substantial questions on the longer term impact on the desirability of the site and the City as a whole.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Michael Craig-Martin

Address: 213 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Barbican Estate is undoubtedly the most successful realisation of the Modernist utopian vision of urban living in the world. It is not surprising that it achieved Grade 2 listing. It is of lasting historical importance and everything touching on it needs to be done with the greatest consideration

The present proposal for redevelopment of the London Wall is a betrayal of the unique opportunity that redevelopment of this critical area creates. This crassly commercial proposal of contemporary architectural cliches represents a lost opportunity. 25-30 years from now the Barbican will be seen as even more important than it is now. One can be certain that this undistinguished new proposal will be seen as outdated and torn down. Dont build it.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Penelope Gillinson

Address: 4 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 deeply concerned about the harm to the environment that this new development would cause. Demolition of existing buildings would release 56K tonnes of CO2 into the atmosphere. Plans from developers to retain and refurbish building are being sidelined. This area is full of many listed and non listed assets which may be harmed by this development. The proposed buildings are large and inappropriate and will loom over the existing residential buildings. The Barbican Estate is a jewel in the crown of the City of London and much admired by many visitors from all over the world. Surely it is up to the COL to acknowledge their responsibility to respect these existing architecturally important heritage buildings and not desecrate the area with such an inappropriate and cynical proposal.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Herbert Alexander

Address: 73 Colebrooke Row London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: Needless destruction of London's architectural heritage. Not only the loss of the majestic Bastion House but also the wasteful reconfiguration of a perfectly functional road junction. It is unclear why the goals of this proposal could not be achieved by retrofitting existing infrastructure, therefore I believe these plans represent a considerable waste of resources.

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Case Officer: Gemma Delves

Customer Details

Name: Mr MATTHEW KNIGHT

Address: FLAT 29 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: The existing Bastion House and former Museum of London buildings are sympathetic to the setting of the listed Barbican Estate. The new buildings proposed are not and would detract from the setting of the Barbican.

A development of primarily commercial office space is not consistent with the location of the site as part of the City's cultural quarter and sitting between the Barbican and St Paul's Cathedral.

The replacement of primarily cultural space (Museum of London) with mainly commercial does not represent the best use of the land which comprises the LWW site. It represents an unambitious plan for an organisation such as the City of London on a prominent and important site.

Visual amenity

The proposed new buildings are a visual downgrade to the existing ones in the setting of listed buildings including the Barbican estate and Ironmonger's Hall.

Sustainability

There appears to have been no serious or sincere attempt to consider the feasibility of renovating

the existing buildings on the site. The decision to go for complete demolition does not appear consistent with various regional & national planning policies. Moreover it is not consistent with the City's own climate action policies.

Residential amenity

The proposal for the new development to use the traffic ramp from Aldersgate which serves as the car park entrance for several of the blocks in the Barbican estate represents a significant reduction in residential amenity. This is because the additional volume of traffic is likely to prevent & impede access to the Barbican for residents and their contractors.

There will also be significant loss of light, overshadowing and loss of privacy for residents in the south-facing blocks of the Barbican estate and the City of London School for Girls.

Traffic & highway safety

The additional traffic movements using the Aldersgate Street ramp are likely to create significantly greater hazards for pedestrians and cyclists using the street.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Giles Smart

Address: Flat 26 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I wish to formally state my objection to the proposed demolition of the former Museum of London and Bastion House.

They are both wonderful examples of 20th century architecture and very much in sympathy with their immediate surroundings and excellent candidates for redevelopment as opposed to demolition?

The currently planned replacements are too big and seem out of place in context, and would, at the least, block the views of residents in the Barbican Estate.

The cultural significance of the existing buildings should be valued over short term profit, and the environmental benefits of keeping them should be remembered.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Sally Atkin

Address: Cae Mor, Grove Rd Grove Road Mollington, Chester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is tearing up London's history while creating a huge and unnecessary carbon release and a vast amount of waste. Even if the style of the Museum of London and Bastion House does not suit everyone's current taste, they are part of the rich tapestry of changing architectural styles across centuries, in this part of London. To tear them up in exchange for the poorly-conceived, and inadequately-detailed, replacement offering is a crime against history, the environment, the community near by and all those, near and far, who care about the continuity of our nation's building heritage. Repurpose and re-use instead.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Emma Georgiou

Address: FLAT 27, LAWRENCE HOUSE, CURETON STREET London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: These buildings are iconic examples of British Post War Design and should be preserved and listed.

This will change the vision of the Barbican area, and these new buildings are very unattractive and not in keeping with the style of the Barbican.

Plus the building works of a new building will cause a lot of noise to the Barbican residents. I stay often in Ben Jonson house, and we are constantly suffering from noise problems due to the current building works, all during the week and on a Saturday.

The Barbican listed windows cannot be changed, but these are not like double glazed windows and let in a lot of noise.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Cristina Cerulli

Address: 79 Commonsides Sheffield

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment:As an expert I object this proposal on the ground of its environmental impact (embodied carbon of proposed demolished buildings plus that of new buildings) AND on the heritage value (modern and ancient) of the whole Barbican compl

From:
To:
Subject: LWW planning app 23/01304/FULEIA; 23/01277/LBC; 23/01276/LBC
Date: 31 January 2024 12:29:55

THIS IS AN EXTERNAL EMAIL

My objections to the above proposed scheme are as follows:

1. Scale

The current site of the Barbican and London Wall area were developed as an entity. They fit together as a mass. The current proposal (in bulk and scale) is out of scale and proportion to its surroundings and will dominate them. The volume of New Bastion House will be 2.5 times the current building, and the Rotunda more than twice the current volume. It will have a significant impact on the rest of the area.

2. Heritage and visual impact

Much of the area comprises heritage sites such as the Barbican, St Giles, St Botolph's and St Paul's; and the intervening areas, with their historic remains such as the City Wall, are precious to the neighbourhood feel and civic amenity. I fear that substantial harm will be caused to the general area by the proposed development. There is already over development in this area eg the former BT HQ on Newgate St which affects the feel and visual amenity and impact in the neighbourhood and from the Barbican. Further development of the sort proposed will only make this worse. It will also have a significant detrimental effect on the Culture Mile, the City's own flagship scheme.

3. Residential amenity

I fear there will be a reduction in the amount of daylight for residents - already experienced from the high rise developments in the City such as on Bishopsgate. There are questions around privacy for residents and concerns about residential access, air quality, noise and disturbance for those residents living near the development.

4. Sustainability

The proposed demolition will cause serious harm to the environment, releasing tens of thousands of tonnes of CO2 during development, contrary to the City's own climate action and net zero policies. The City needs to give proper, serious consideration to sustainable solutions such as retrofitting and not run this planning application in tandem.

5. Demand for space

I understand there is no occupier for this site, so that the development is speculative. There are plenty of other sites being developed or available for this without the current proposed over-development.

Yours

Nick Mott
58 Defoe House
Barbican
EC2Y 8DN

From:
To:
Subject: Proposed Development of London Wall West
Date: 31 January 2024 12:35:48

THIS IS AN EXTERNAL EMAIL

I am writing to object to the City's plans for the scheme to replace Bastion House and the Museum of London building with a massive new development including two huge towers of office blocks.

As a senior officer of the Corporation employed here for 21 years from 1978 and based in the original Milton Court, I am dismayed by the Corporation's attitude and neglect of the Barbican estate and its environment. There was such pride in the buildings in those days. The Estate and London Wall area were built together and in proportion. The scale and bulk of the proposed buildings and their position have no regard for the existing townscape and their impact on the surrounding area which will be experienced from the whole of the Barbican estate and the streets nearby.

There is great significance in the historical and cultural aspects of the site with the Roman and Saxon gate in the old city wall and this would appear to have been ignored. The Museum of London and Bastion House buildings are important heritage buildings which should be retained and adapted for modern use.

I am greatly concerned by the lack of consideration which seems to have been given to the effect on residents in terms of access to their homes and the reduction in the amount of sunlight together with lack of privacy.

Moreover what demand is there for such office accommodation? There are plenty of other possibilities elsewhere in the City.

Finally the demolition required by the proposals will be extremely damaging for the environment and this is totally inconsistent with the City Corporation's policy as well as the national one.

I would therefore implore the Corporation to think again.

Elizabeth Crowther
331 Willoughby House
Barbican
EC2Y 8BL

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Case Officer: Gemma Delves

Customer Details

Name: Dinah Godfree

Address: 29 West Street Lewes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The current buildings should be modernised and refurbished rather than pulled down. The environmental impact of demolishing perfectly usable buildings to erect new ones is huge.

The current buildings are in keeping with their surroundings especially the Barbican, whereas the proposed ones are ugly and won't fit in. They would probably not stand the test of time, and in 30 years' time we'll be discussing pulling them down.

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 Nick Mott

Address: 58 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: My objections are:

1. Scale

The current site of the Barbican and London Wall area were developed as an entity. They fit together as a mass. The current proposal (in bulk and scale) is out of scale and proportion to its surroundings and will dominate them. The volume of New Bastion House will be 2.5 times the current building, and the Rotunda more than twice the current volume. It will have a significant impact on the rest of the area.

2. Heritage and visual impact

Much of the area comprises heritage sites such as the Barbican, St Giles, St Botolph's and St Paul's; and the intervening areas, with their historic remains such as the City Wall, are precious to

the neighbourhood feel and civic amenity. I fear that substantial harm will be caused to the general area by the proposed development. There is already over development in this area eg the former BT HQ on Newgate St which affects the feel and visual amenity and impact in the neighbourhood and from the Barbican. Further development of the sort proposed will only make this worse. It will also have a significant detrimental effect on the Culture Mile, the City's own flagship scheme.

3. Residential amenity

I fear there will be a reduction in the amount of daylight for residents - already experienced from the high rise developments in the City such as on Bishopsgate. There are questions around privacy for residents and concerns about residential access, air quality, noise and disturbance for those residents living near the development.

4. Sustainability

The proposed demolition will cause serious harm to the environment, releasing tens of thousands of tonnes of CO2 during development, contrary to the City's own climate action and net zero policies. The City needs to give proper, serious consideration to sustainable solutions such as retrofitting and not run this application in tandem.

5. Demand for space

There is no occupier for this site. The development is speculative. There are plenty of other sites available.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Charles Creffield

Address: 158 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am writing to object in the strongest possible terms to the proposed London Wall West development of the old Museum of London/Bastion House site.

The City proposes to demolish the building and erect an 8 storey office block on the site. There is already an oversupply of office space in the city, and the size and scale of this development is completely out of keeping with the residential Barbican Estate which surrounds it. Furthermore the Barbican Estate enjoys listed protection, and the large and intrusive building proposed, situated on the edge of the Estate, will substantially degrade the living environment of the residents. Thomas More house, for example, will lose a large portion of its natural light, and the restaurants included in the development and the offices will gaze directly into residents' flats. This represents substantial damage to an important listed asset, which merits far more sympathetic treatment. The City should be acting to protect its heritage assets, not to vandalise them

The proposed development also runs counter to the City's own environmental 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 has been estimated that the works will release over 50 Ktonnes of CO₂, surely an unacceptable cost for an unneeded office space, when the building could more simply and economically be repurposed.

Finally I am also concerned about access to the Thomas More car park if a large amount of construction traffic uses the existing ramp off Aldersgate Street by the Turret. This represents both an issue of safety for the residents using this exit, and also the increased noise from the higher volume of traffic.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Mr Alan Budgen

Address: 301 Cromwell Tower, Barbican, London EC2Y 8NB

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.