

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 Julien Waite

Address: FLAT 58, THOMAS MORE HOUSE BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Unnecessary, irresponsible demolition will release over 50,000 tonnes of carbon dioxide into the environment causing excessive harm. This is completely unacceptable, especially considering developers have previously expressed a desire to retain and refurbish the existing buildings.

Damage to listed and non-listed buildings and other assets in the local area.

Severe impact on Thomas More car park with a high volume of traffic and noise.

From:
To:
Subject: Objection to London Wall West redevelopment
Date: 31 January 2024 21:18:58

THIS IS AN EXTERNAL EMAIL

Good evening,

I am a Barbican resident and am writing to express my strong opposition to the City of London 's plans to demolish Bastion House and the Museum of London and redevelop them with new build of a considerable scale and height.

Demolition should in this day and age be a last resort. Demolition and new build will unlock tens of thousands of tonnes of carbon. Sustainable options to retain and re-use the existing buildings have never been seriously mooted or considered. The plans run counter to national and local climate action policies, including those of the City itself.

In addition, the mass, scale and position of the buildings will have an adverse impact on this important part of the City and all those living within the Barbican, along with our immediate and wider neighbourhood.

The proposed Rotunda Tower will block views and circulation along the longest numbered road the UK leading North. Its history, its post-war cultural use as the site of the Museum of London and its location as gateway to the Culture Mile have all been ignored.

In addition, the City has no tenant for the site, at a time of ongoing surplus office space.

I urge you to rethink these plans and send them back to the drawing board.

Thank you.

Rebecca Smithers
317 Ben Jonson House,
Barbican,
EC2Y 8NQ

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Case Officer: Gemma Delves

Customer Details

Name: Ms Jacqueline Ashurst

Address: 7 Brandon Mews 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 all three applications 23/01304/FULEIA; 23/01277/LBC and 23/01276/LBC. London Wall West, 140 London Wall, 150 London Wall, Ironmongers' Hall, Shaftesbury Place, London Wall Car Park, (including Void, Lifts And Stairs At 200 Aldersgate Street And One London Wall), London EC2Y

On the following grounds:

Architectural Heritage : The whole premise of Chamberlin, Powell and Bon's Barbican vision was to have a connected, planned, safe residential community, separate from the traffic, and with high walks providing access throughout, as well as to the City.

Powell and Moya honoured this concept and carefully integrated their buildings into the Barbican Estate. Since then all subsequent developments and redevelopments along London Wall have honoured and extended this core concept. This application seems to undo and interrupt almost all reference to the central Barbican concept of highwalks and bridges. I object above all to this core

element of the applications

Amenity:

As a woman who has lived in the Barbican for many years I regularly use the perimeter walks and high walks to safely and securely get to all destinations, including Barts, doctor, St Pauls, the Arts Centre etc. To remove or limit high walks reduces access and convenience for visitors to the Barbican Centre which sits at the centre of the high walks/podium system. I object to this attempt to push me and thousands of visitors down onto the street with traffic and new road level crossing systems currently not necessary. It will be cutting off the arms and legs of the Barbican Estate as it was designed (see point about architectural heritage above) , with respect to flow, use, amenity, safety and community. How can removal of safe , connecting high walks be deemed a benefit?

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Case Officer: Gemma Delves

Customer Details

Name: Ms Fiona Jackson

Address: FLAT 532, BEN JONSON 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 scheme removes essential highwalks connecting pedestrians to St Bart's Hospital and on to St Paul's cathedral. The safest and least polluted route being removed is a disservice to pedestrians. The City is acting irresponsibly with regard to the climate. The building must be retrofitted to minimise the carbon impact. The carbon figures in the Architects presentation were clearly warped. What's the point of the City's climate action policy? Once again it's ignored if there's enough money to be made. What is the justification for this enormous building when so many are only partially occupied? The City doesn't need another large office block. Bastion house is part of the original Barbican estate - an estate that was listed and supposedly afforded some protection but again, if there's enough money all that is ignored. When are the City going to start to appreciate the City that they should be protecting and start to value the amazing history & heritage?

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Case Officer: Gemma Delves

Customer Details

Name: Ms Harriet Bateman

Address: Flat 7 172 Aldersgate Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:As a resident of London House, I strongly object to these proposals.

This proposed demolition and new build would significantly add to this noise pollution, further block and narrow pavements, and make living in the Barbican area unpleasant throughout years of construction work.

The scale of these proposed buildings will likely negatively impact on residential amenity for those living in the Aldersgate Street area due to loss of privacy, loss of daylight and sunlight, and overshadowing from the oversized buildings.

During demolition and construction, the proposed development is likely to release significant amounts of CO2 which is very harmful to the nearby community and environment. Surely retaining and renovating the existing buildings would offer better protection of the local community,

environment and remain in-line with the City's Climate Action Strategy and national policies.

There are multiple office buildings in the City which are not fully occupied. There is no need to add more office blocks to the City.

The plans for this new construction shows two unsightly buildings which do not fit-in or complement the existing historical architecture, such as the grade-II listed Barbican Estate that the Barbican area is famous for.

We also have two young children and feel the increased level of traffic due to the building work will make the roads less safe as there are many delivery drivers and other road users that do not know where they are going and don't drive around the area 'properly'

From:
To:
Subject: 23/01304/FULEIA
Date: 31 January 2024 21:25:34

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam

I strongly **object** to the planning application (ref # 23/01304/FULEIA) due to unnecessary demolition which will release over 50,000 tonnes of carbon dioxide into the environment. This is completely unacceptable, and irresponsible, especially considering that developers have previously expressed a desire to retain and refurbish the existing buildings. There will also be major damage to listed and non-listed buildings and other assets in the local area, plus a severe impact on Thomas More car park including a high volume of traffic and noise.

Yours faithfully
Mr Julien Waite
58 Thomas More House, Barbican, London, EC2Y 8BT

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Case Officer: Gemma Delves

Customer Details

Name: Mr Berwyn Kinsey

Address: 106 Eton Hall Eton College Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Environmental: demolishing the existing buildings is unnecessary and incompatible with best environmental standards they should be repurposed.

Heritage: The former Museum of London building is a unique example of an entirely purpose built mid 20th century museum in Central London. In addition it is a significant achievement by noteworthy architects.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jose Sanchez

Address: 44 Charles Townsend House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Two main objections:

1.
Demolition of the current assets should be avoided should be avoided at all costs in order to:

- help the CoL and Government strategy towards reducing CO2 emissions;
- Maintain the modernist character of London Wall, in which both Bastion House and the Museum of London building are connected to the Barbican Estate in particular, all configuring a heritage of some of the best British architecture from the past Century;

2.
Reduce the office space in the new plans to the minimum, and maximize other uses which would be more in accordance with the cultural character of London Wall West, and can equally contribute to providing cash for other projects / refurbishments inside the CoL. These could be the following:

- Creative and Design: With LWW sitting next to Clerkenwell, globally known as the "Design District", there is a case for extending that use into the CoL, which would bring businesses such as design studios or arts&crafts manufacturers into the CoL, much in resonance with the cultural character of the Barbican Centre and Museum of London;

- Housing: With the UK, England and London all being in the midst of a housing emergency, it seems only logical to increase the number of homes provided by the CoL (of which a majority is still provided by the Barbican Estate, a residential project finished almost 50 years ago)

- Educational: With some London universities looking for extension spaces, this again sounds like a much more desirable use of the space, bringing young people to the much overaged CoL, with a presumably interest in cultural activities and in engaging with the community.

The main aim in my opinion must be avoiding a majority of the new floor area being destined to office spaces, bringing a public not necessarily interested in the cultural life, nor in contributing to the community around them, and therefore perpetuating some well known issues in the area (empty streets during weekends, "sandwich lunchtime" routines,etc)

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Case Officer: Gemma Delves

Customer Details

Name: Ms Fiona Jackson

Address: FLAT 532, BEN JONSON HOUSE, BARBICAN, BARBICAN BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to this planning proposal. Removing the highwalks is a disservice to pedestrians. Walking via the highwalks to get to St Paul's cathedral and Bart's hospital is a well used route. Also the climate impact is disgraceful. The architects presented some very warped figures at a presentation, not realistic at all. What's the point of the City's climate action policy if projects like this are agreed? It does seem that if there's enough money to be made by the City then climate strategies are thrown under the bus. What's the justification for such an out of proportion building? It's not what is required. It will bring no benefit to the area, the visitors or the residents living meters away. It's such a shame that the City don't have any appreciation of the history and heritage of this site and the area. One reason given to justify selling the site for this redevelopment was to fund the new Museum of London. I'd rather not have a new Museum if it means not having this imposed on us. Shame on you if this is given the go ahead.

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Case Officer: Gemma Delves

Customer Details

Name: Mr J Fernández Garrido

Address: Sturmer Way Islington

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:- The development will cause substantial harm to the setting of neighbouring listed and unlisted assets - the Barbican, St Giles Cripplegate, Ironmongers' Hall, Postman's Park ...

- Its visual impact: Over-development/out of scale/will dominate the surrounding neighbourhood/Grade II listed Barbican Estate and landscape/Conservation Area/City of London School for Girls/ will see their architectural integrity compromised

- Unsustainable development - the development will release tens of thousands of tonnes of CO2 during demolition and construction/refusal to consider retention and retrofitting/incompatible with City's Climate Action Strategy and national policies

- Negative effect on residential amenity:

Privacy/loss of daylight and
sunlight/overshadowing/noise

- Misrepresentation of the impact - glossy sales
brochure fly-through video/ wide-angled lenses
make spaces look bigger/selected views only/St
Paul's air-brushed out of the model/dangling
greenery that distracts

- Adverse effect on highway safety for cyclists
and pedestrians/increase in poor air quality with
more traffic lights/potential traffic hazard with two-way traffic.

- Is this what the City and London need? The City
Corporation is proposing demolishing both buildings and building massive office blocks.
The planning authority is only considering best value (ie
the cash) but it must also consider best use of the land
authority is only considering best value (ie
the cash) but it must also consider best use of the land.

- To that purpose the rich history of the site is ignored- Roman, Shakespeare, Wesley, Jewish
cemetery; public cultural heritage (as MoL and defunct C4M) is sacrificed - a gateway to Culture
Mile, linking South Bank, Tate, St Paul's and beyond

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Case Officer: Gemma Delves

Customer Details

Name: Mr Phil Calverley

Address: Flat 2 167a Mitcham Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: These buildings should be preserved. They'll be no architecture of this era left very soon.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Joan Crighton

Address: 562 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Scale of development, carbon effect, disruption to local neighbourhood, removal of links/bridges across area

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Melissa Price

Address: Cottonstones 1 Machpelah Hebden Bridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Both the buildings have much architectural merit and integrate beautifully with the Barbican scheme, retaining the original master planned area. Losing these two buildings will allow taller developments to encroach further on the Barbican environment and will have a detrimental effect on residents whose outlooks towards the south will be badly affected.

Comments for Planning Application 23/01277/LBC

Application Summary

Application Number: 23/01277/LBC

Address: 140 London Wall, 150 London Wall, Shaftsbury Place, And London Wall Car Park, London EC2Y

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

Case Officer: Gemma Delves

Customer Details

Name: Mrs Silvia Crawford

Address: 73 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the reckless and inconsiderate approach regarding the suggested demolition of the current structures. By all means, there is need for improvement and refurbishment but complete demolition and building two massive skyscrapers - offices no less, not even residential or educational facilities - is in total contrast to environmental policy which is supposedly trying to achieve net zero targets. The potential emissions caused by traffic diversions, deliveries of materials via lorries (via a RESIDENTIAL car park route) as well as pollution to nearby green spaces and waterways have been ignored. I'm highly concerned about noise and light pollution, fumes and the impact on the local school and residential children. There must be a more innovative and sustainable approach to overhaul this space. But money seems to be more important than an eco-friendly and healthy community. The Museum of London Rotunda structure and garden (including the veteran tree) contained within are a vital green space for wildlife and reflect the medieval history of Roman London and, if anything, should be preserved and enhanced. Is this the kind of unnecessary waste local city residents pay council tax for?

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Case Officer: Gemma Delves

Customer Details

Name: Mr Rafy Kouyoumjian

Address: 16 Wallside Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Wallside, Barbican is a row of houses which is located less than 50 metres from Bastion House. It forms part of Monkwell Square which is also a primarily residential square. Whilst I have no objection to the redevelopment of the site by way of refurbishment and remodelling, the current proposals to demolish the buildings and replace with 2 over-sized office blocks are totally out of synch with the adjacent architecture and will (literally) overshadow the cultural treasures (London Wall ruins, Barber's Gardens etc) as well as my house. There is NO NEED for such massive office blocks and this is NOT the correct location for such buildings. Any city planner who knows this special part of the Square Mile will immediately strike down such an ill-thought-out idea driven purely by perceived and short-term financial gain.

As a resident I strongly object to plans for the following reasons :

- > loss of daylight/sunlight to my house due to the excessive scale of the buildings (too wide and too tall).
- > vehicular access to my house impeded due to highway changes

> scale of development devalues and overshadows heritage assets

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Case Officer: Gemma Delves

Customer Details

Name: Mr Bruce Badger

Address: Flat 338, Ben Jonson 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 proposals for the site previously occupied by the Museum of London and adjacent offices push the boundaries of absurdity ever higher. The proposal appears to be completely unsuited to the area and current usage patterns of residents (like us) and visitors alike.

Once again the ridiculous mass of a proposed building meets the dreams of developers while brushing aside the views of locals. This one even creates concerns for highway safety!

Please use some actual imagination to make use of the existing spaces in a way which maintains or even improves amenity for people and avoids unnecessary additional harm to the environment (e.g. the material and emissions impact of the crazy proposal here).

Any proposal which reduces accessibility, for example by eliminating existing pedestrian routes, should obviously be rejected.

I'm struggling to think of any net valuable aspects to this proposal ... I really don't think there are any. Honestly.

Please reject this planning application, take a breath, and then think about this site in a more constructive way.

You might like to listen to some of the ideas on here: <https://www.londonstartshere.co.uk/>

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 Riley

Address: Faraway Loddon Drive Wargrave

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed scheme will be of zero benefit to anyone, it will simply remove two interesting post war buildings with a range of identikit glass carbunkles.

It is well known the Corporation has been desperately trying to destroy the postwar vision for City architecture since the 80's. It has pretty much succeeded, enough now, time to grow up and leave the last few outstanding brutalist office blocks alone.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Alex Philpott

Address: 91 Greenleaf Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Object to the needless demolition of a high quality, unique and historically significant piece of the City's built environment. I understood the City was supportive of the now established principles of reuse and renovate, to minimise the huge environmental impacts of the construction industry, and this is surely particularly relevant for big distinctive and influential buildings like this, which play a role in the area's diversity and appeal. Please reject this proposal and challenge the developer to work with the existing structure.

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Case Officer: Gemma Delves

Customer Details

Name: Elizabeth Fotheringham

Address: 33 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: My family and I object to this development on the following grounds:

1. We are concerned about the amount of environmental damage that will be caused by demolition and rebuilding. The amount of CO₂ that will be released is enormous. Retention and retrofitting would be more compatible with current environmental policies and research.

2. The height of the planned rebuild will dwarf our concrete Barbican village, with associated costs for light, space and quality of life. The visual impact will be enormous and will dominate the surrounding architecture, from St Paul's to the Barbican itself.

3. We use the Barbican highwalks and our residents' gardens and are concerned that the new development will reduce access, light and privacy and cause shadows. We have made the City

our home, yet we feel constantly under threat and overlooked by new developments.

4. Is this really the best use of the land? By allowing more offices to be built on the historic museum site, the City is in danger of damaging all the work it has done to establish the cultural mile.

In particular, we do not think private offices with "public access" work well. Just look at how difficult it is to access the Sky Gardens or the Bloomberg Mithraum without pre-booking. It's not a Londoner-friendly, "let's pop out for the afternoon" solution. It will make the City a worse place to live and visit.

5. The Barbican is an amazing place, loved and appreciated by so many people. Just look at the numbers visiting and coming everyday for architecture tours. London Wall West is part of that history. We have already lost Milton Court and the police housing at Golden Lane. Please, please do not allow this planning application to demolish London Wall West.