

# 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 Michael Twomey

Address: 35D Leconfield Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Demolishing this building would be an act of cultural vandalism and the destruction of part of London's post-war history.

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Niamh Lynch

Address: 10 Lang House London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please stop the ecological damage caused by endless demolition and building of glass and metal eyesores. If we are encouraged to recycle all our waste, why are we not recycling our buildings instead of wasting resources to build new ones?

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Scott Morgan

Address: Falcon Old Gloucester Street London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection.

1. Heritage Asset - Loss of a significant heritage asset.
2. Sustainability - A fine well designed and highly significant existing building could with a creative Retrofit first strategy provide an extensive brief programme, sustainably (particularly with reference to embodied carbon) and economically.
3. Scale and massing of proposed building will have a significant impact on the local neighbourhood.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr David Nicholls

Address: 302 Mountjoy House London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This is a disastrous development for residents of Mountjoy House. As a self-employed person I'm in the flat all day and the noise, the disruption, the pollution will make the flat unusable, potentially for years. There's no need for more office space, little consultation with the current residents, and the environmental impact is completely unjustifiable. It will also badly disrupt resident access to our flats, deliveries, emergency vehicle access and create noise and pollution even when completed.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Josh Salisbury

Address: 246 Ben Jonson House Barbican

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Dear Planning Authority,

As a young resident of the Barbican, I find it disgraceful that the site home to the first post-war museum to be built in London and the largest urban history museum in the world - the Museum of London - is at risk of being torn down in favour of far less meaningful purposes.

It's disappointing to learn that despite the independent experts -Historic England - issued a Certificate of Immunity (COI) from listing, concluding that the museum and Bastion House fall short of the very high bar that buildings need to reach to be listed, that the City claims the buildings are 'very much at the end of their design lives' and no longer fit for purpose. Even if that were to be the case, there are many options to consider and trial before a complete demolition that will inevitably unleash tens of thousands of tonnes of CO2 and destroy internationally recognised

examples of post-war civic design.

I therefore urge you to reconsider the re-purposing of the sites in question and seek another solution that does not involve structural demolition.

Yours sincerely,

Josh Salisbury

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Stephen Palfrey

Address: Sylvan Road London

## Comment Details

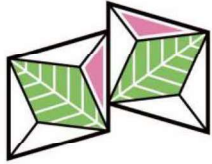
Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the demolition of such an iconic modernist building.



**City Hall Greens**

**Zack Polanski AM**  
**City Hall**  
**Kamal Chunchie Way**  
**LONDON E16 1ZE**

Ms Gemma Delves  
The Department of the Built Environment  
City of London  
PO Box 270, Guildhall  
London EC2P 2EJ



Sent via email to: [PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)

1 March 2024

Dear Ms Delves,

**Re: Objection to 23/01304/FULEIA, Demolition of 140 & 150 London Wall to provide a phased development**

I have been contacted by residents raising deep concerns about this planning application, which proposes to demolish two internationally recognised icons of British post-war urban design. The Museum of London and Bastion House were designed by Owell & Moya, architects of the 1951 festival of Britain Skylon, and are integral to the Barbican's world-famous townscape. To demolish them would be an act of cultural vandalism.

It would also be an act of carbon emissions self-sabotage.

To destroy these two buildings and construct replacements would release over 45,000 tonnes of CO<sub>2</sub> into the atmosphere. This is not consistent with the City of London Corporation's stated aim of achieving net zero carbon in its own operations by 2027, nor its commitment to achieve net zero for the Square Mile by 2040.<sup>1</sup> Neither does it comply with the Mayor of London's net zero target of 2030 for the whole of London.<sup>2</sup>

Furthermore, assessments made by Simon Sturgis, Targeting Zero, and Bob Stagg, Conisbee Structural Engineering, of the reliability of the City of London's Whole Life Carbon Assessment (WLCA) for the development, call into question the reasoning for the whole proposal.<sup>3</sup> The Peer Review states:

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<sup>1</sup> City of London Climate Action Strategy, updated 27 Nov 2023,

<https://www.cityoflondon.gov.uk/services/environmental-health/climate-action/climate-action-strategy>

<sup>2</sup> Pathways to Net Zero Carbon by 2030, 18 Jan 2022, <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/climate-change/zero-carbon-london/pathways-net-zero-carbon-2030>

<sup>3</sup> Stop, Rethink, Reset: Why the City of London's assessment for London Wall West is misinformed and misleading, Sep 2022,

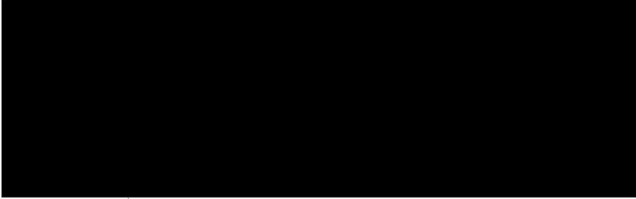
<https://static1.squarespace.com/static/62a34bcbcd73ff5ae4b17ef8/t/6332b3d16ca3c904a10e733b/1664267226324/Peer+Review+of+WLCA+on+LWW+2609022.pdf>



*“Their reports show that the WLCA is flawed and misleading. It is built on the assumption that Bastion House is at risk of disproportionate collapse. The review by Conisbee Structural Engineers emphatically contradicts this. The actual carbon assessment falls short as it does not consider the retention and retrofit of Bastion House and ignores the impact of its demolition on the scheme’s carbon footprint.”*

I urge you to give due weight and regard to these objections to this application – along with the hundreds made by residents – and recommend that you do not approve it.

Yours sincerely,



**Zack Polanski**  
**Green Party Member of the London Assembly**



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Case Officer: Gemma Delves

## Customer Details

Name: Ms Celia Scott

Address: 3 Mall Studios Tasker Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: 1. Conisbee Associates have disproved the claim that Bastion House is unlivable.

2. Demolition and new construction will result in many more carbon emissions than retaining the existing structures.

3. The proposed project is overscale and causes the destruction of two post-war designs of buildings which enhance the public realm.

**From:**  
**To:**  
**Subject:** Fw: London Wall West  
**Date:** 01 February 2024 17:02:16

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THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

yesterday was the deadline for the objection against London Wall West. As you can see from the email below, I did send yesterday an objection but to the wrong email address. Instead of .gov.uk, I sent it to .co.uk.

The email bounced back. I've just spoken to a colleague of yours and she said I could send the email with the objection again, see below, explaining what happened and hoping that you will still accept my objection.

May I kindly ask you if you could get in touch. Your colleague has also sent you an email about this matter. I would really appreciate it.

Kind regards  
Petra Einwiller

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**From:** Petra Einwiller  
**Sent:** 31 January 2024 16:31  
**To:**  
**Subject:** London Wall West

Dear Sir or Madam,

I'm referring to London Wall West, 23/01304/FULEIA.

I object against the demolishing of Bastion House and the Museum of London.

I am a Barbican resident and am directly affected by this planning application. Here are the reasons why I object:

My living room would face the 2 new buildings. I live in Andrewes House right at the Gilbert House end. It would significantly reduce the daylight coming in, the little sun and sky I have left (much is blocked by 125 London Wall and 2 London Wall, 2 huge buildings). And I would be even more exposed to solar glare, which is bad enough already. The quality of my life in the flat would be significantly reduced more.

The Barbican is getting more and more walled in and with it its residents. It's inhumane. The scale of the new buildings are totally out of proportion, they are disproportioned to the whole environment, they bully the existing environment. The entire Barbican Estate, the residents and the visitors will suffer from these monsters.

My understanding is also that traffic would also significantly increase, which would negatively

impact my health through more noise, more pollution, and my safety while walking around the Estate.

Why should there be other HUGE, monstrous buildings while there is so much office space free and available in the City? Why not use that space and leave us residents here with some humane living conditions? There are, I believe, 8 parties who are interesting in using the Museum of London building and do something great with it. It is a landmark that would be destroyed.

What about protecting the environment from unnecessary buildings instead of making good use of buildings that exist and can be used for cultural or educational or other purposes? In these days of climate change, I find it irresponsible to demolish and newly build and burden the environment with ever more carbon. This is not aligned with climate action policies.

Thank you very much for listening.

Kind regards  
Petra Einwiller  
186 Andrewes House  
Barbican  
London EC2Y 8BA

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Case Officer: Gemma Delves

## Customer Details

Name: Rachel Blake

Address: Millbank Centre Millbank London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am objecting to this application on the basis that it doesn't meet key strategic policies from the current City Plan 2015 or the Draft City Plan 2040. The mitigation set out in the application does not sufficiently address the losses proposed in the current application.

The planning committee should carefully consider the long term impacts of the decision on the sustainability of the City and the Historic Environment.

Current City Plan 'Core Strategic Policy CS15: Sustainable Development and Climate Change' clearly states 'Avoiding demolition through the reuse of existing buildings or their main structures, and minimising the disruption to businesses and residents, using sustainably sourced materials and conserving water resources.'

Current City Plan 'Core Strategic Policy CS12: Historic Environment' clearly states 'Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.'

Draft City Plan 2040 seeks to 'ensure' that the City is environmentally sustainable and transitions to a net zero carbon City by 2040, taking a 'retrofit first' approach to development.'

Draft City Plan 2040 Strategic Policy S4: Offices promotes 'retrofitting of existing office buildings for office use and upgrades to their environmental performance and the quality of accommodation.'

On each of these policy areas, the planning committee should be careful to thoroughly consider the impact of this development on achieving the objectives of the City Plan. The proposals set out at the moment do not meet those objectives.

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Jo Bole

Address: 40 Rochester place London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection to demolition of important architecture

Objection to proposed buildings design and use - especially in the context of the Barbican.

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Case Officer: Gemma Delves

## Customer Details

Name: Miss Sian Hodgson

Address: Flat 50 3 Hereford Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As an architect I think it's important to keep buildings of this nature and retrofit rather than demolishing.



**From:** Peter Cox

**Sent:** Thursday, February 1, 2024 8:23 PM

**To:** Delves, Gemma

**Subject:** Objection to applications 23/01304/FULEIA, 23/01276/LBC, 23/01277/LBC London Wall West

THIS IS AN EXTERNAL EMAIL

Dear Ms Delves

**Objection to application refs 23/01304/FULEIA, 23/01276/LBC and 23/01277/LBC re London Wall West**

I am writing to object in the strongest possible terms to these applications.

**Lack of honesty in the so-called consultation process** – all of the concerns raised during the so-called consultation process have been summarily ignored and the fundamental nature of the plans has never changed. The City's own policy to "retrofit and reuse" has been totally disregarded as were several credible proposals from external developers to do precisely that. The CoL has chosen instead to demolish two prime examples of post war architecture and replace them with oversized office buildings for which there is at best questionable demand given the pipeline of office developments already in line in the City and the recent changes in working habits.

**Significant loss of residential amenity** – the height and massing of the proposed buildings would cause unacceptable loss of daylight and sunlight to all neighbouring properties. Overshadowing, light spill, solar glare and night time light pollution are additional concerns as too are the attendant loss of privacy and overlooking. Noise and pollution from the demolitions and construction works will also have serious implications on the health and well-being of all residents, workers and visitors to the area.

**Significant harm to heritage assets** – the height and massing of the proposals are totally at odds with their setting and are completely inappropriate in scale to this historic site. The damage they would cause to its surroundings, including the Grade II and Grade II\* listed Barbican Estate and Gardens, the Grade 1 listed St Giles and St Botolphs churches as well as the many Conservation Areas in the vicinity, would be irreparable. The planned re-routing of the road will destroy the historic Roman street line and views to and from St Pauls will be destroyed.

**Harmful environmental impact** – the buildings and surrounding areas earmarked for demolition contain a very high level of embedded carbon and will cause substantial harm to the environment with the extent of CO<sup>2</sup> to be released. This is incompatible not only with national and local planning policies but also with the CoL's own sustainability policies, with all stating that demolition should be a last resort.

**Unworkable access and servicing arrangements** – the proposal to use the Thomas More House (TMH) Car Park ramp as the only access route to the site is ill thought out, dangerous and totally unworkable and will cause traffic chaos and seriously impact residential amenity. And was any consideration given to safety, air quality issues, noise, residential amenity etc with the proposed erection of a substantial welfare block on a slab above the car park directly overlooking TMH and the City of London School for Girls sports area? This is totally unacceptable.

In summary, these appalling applications are ill advised, ill thought through and speculative in the extreme. They show no recognition or respect to the area's important history and its local character. Surely the City should be seeking to complement and enhance these assets not destroy them on the altar of speculative office building greed. It should also start to treat its residential population with more decency and respect.

Please REJECT these applications.

Peter Cox

343 Lauderdale Tower

Barbican EC2Y 8NA

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Case Officer: Gemma Delves

## Customer Details

Name: Ms Cany Ash

Address: 6 Doughty Mews London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The senseless demolition of these buildings without regard to the embodied carbon and heritage of the site must be stopped. Imaginative design starts when we recognise our planetary boundaries and respect a place and all who have invested into it... not those who can just maximise a quick profit.

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Case Officer: Gemma Delves

## Customer Details

Name: Miss Tara Reeves

Address: 148 Thomas More Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To whom it may concern

I wish to object to the current proposals for London Wall West. I am a resident of Thomas More House in the Barbican Estate, and the flat where I have lived for the last four years overlooks the Museum of London and Bastion House. Once the development has taken place, I will no longer be able to see St Paul's dome and the open space I now enjoy as a result of the low rise rotunda will be filled by a huge office block. This is the same for hundreds of other Barbican residents.

As a resident I am not against development in the City of London but I would like major developments that are going to contribute 45,000 tons of CO2 to be appropriate and beneficial for the future of the City, its tourists and residents. I make the following points in opposition to the current development plans:

Post pandemic, there is less need for office space with many businesses adopting flexible remote working policies. Therefore, in an area densely packed with underutilised existing office space, this development of over 780,000 square feet makes no sense.

Instead, a development which has a predominantly cultural offering that would generate visitors 7 days a week and bring life to the area is more justifiable, and would ensure the long term preservation of the City as more than just a business district.

A cultural development, such as the previous plans for a music centre, would fit better with the surrounding area's cultural heritage which includes the Tate Modern, Millenium Bridge, St. Paul's Cathedral, the Barbican Arts Centre and the new Museum of London site in Smithfields.

The height of the new development is as high as is legally permitted for the area and this would compromise the architectural integrity of the Barbican Estate. The Barbican is world-renowned and one of the City's major post-war achievements.

Finally, I understand that previous analysis that Bastion House was unstable and could not be retrofitted is wrong, and that a sustainable retrofit could be undertaken instead. The Twentieth Century Society has announced that Bastion House and the Museum of London buildings are recognised as one of the ten most threatened century buildings in 2023. This demonstrates that redevelopment plans are unpopular far beyond just local residents.

Yours faithfully

Tara Reeves

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

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

Case Officer: Gemma Delves

## Customer Details

Name: Miss Jessica Hodgson

Address: 7 Rowley Rd London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In a climate emergency it is outrageous to be demolishing a building that has a extremely high embodied carbon.

Options for retaining and refurbishment should be thoroughly explored and rigorously evaluated before any demolition takes place.

# Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Marcus Chambers

Address: 10 Chelmsford Close London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please reconsider this cultural vandalism.

**Objection to the Demolition of 140 & 150 London Wall and the possible permitting of the Diller Scofidio + Renfro scheme for the site.**

**Kenneth Frampton, Emeritus Professor of Architecture, GSAPP, Columbia University, New York; CBE**

**Resident of 109 Seddon House, Barbican Estate, London EC2Y 8BX**

I am writing, as an architectural historian of Modernist and Contemporary architecture, in objection to the proposed London Wall West (LWW) scheme designed by New York architecture firm Diller Scofidio + Renfro. Despite all the building that has been realized in the City of London during the last half decade, the Grade II listed Barbican, completed in 1972, remains as a world-renowned masterwork of exceptional stature, not only architecturally, but also urbanistically. It is, in effect, a city-in-miniature, the orthogonal order of which has influenced the geometrical structure and layout of every new development built on its periphery in the last 50 years. Moreover, some of these works have enhanced the Barbican highwalk system in a sensitive way to maintain and extend its pedestrian access to the surrounding urban fabric. This “street in the air” is much loved by both Barbican Estate residents and the more than 1.5 million who visit the Barbican annually and/or use its highwalk system daily to traverse the city. These visitors and daily users are not just concert-or museumgoers. They are City workers and architecture tourists. That is to say, the Barbican Estate holds a place in the architectural culture of London that is unique and vital and should be responded to architecturally by any new or re-use scheme.

From a purely environmental standpoint regarding minimizing the emission of embodied carbon, it is unquestionable that retrofitting or re-using the existing Museum of London, together with the Bastion House would be the responsible solution for the redevelopment of the site, given the worsening environmental disaster of global climate change witnessed daily. However, it is clear that the City of London Corporation decided to prioritize the developmental value of this specific site in contradiction to its own publicly adopted sustainable principles and goals. This is a short-sighted approach, to say the least.

Many others who object to this proposed scheme have made a detailed case for the environmental urgency and viability of retrofitting and re-using the existing disused buildings, as well as made specific critiques of the incomprehensibly unaddressed issues raised by the scheme’s alterations of traffic circulation during projected demolition, construction, and after, and their dire impact on both residents of the Barbican Estate and those who drive in the area. Instead, I will address what I find to be the inviable and inappropriate nature of the LWW scheme now submitted for planning approval, which I find to be not just regrettable, but scandalous in the way it confronts the sublime, largely horizontal monumentality of the Barbican with the gratuitous sculptural aggressivity of its form. Except for its opportunistic exploitation of the existing Barbican Estate subsurface system of parking and concierge staff [See the detailed objection submitted by Terry Trickett, RIBA], the Diller Scofidio + Renfro scheme completely fails to acknowledge the highly valued architectural and urbanistic qualities of the Grade II listed Barbican Estate that sits right next to it. In addition to overcrowding the site with two bulbous towers, the wide footprints of which occupy most of the site, the LWW proposal compromises the heavily used traffic interchange that currently serves to efficiently link Aldersgate to Moorgate and St. Paul’s.



The fashionably spectacular work of this architecture firm displays, as in other of their projects, little sense of how to program, accommodate, and represent public space; witness their augmentation of Lincoln Center in New York, which not only failed to provide adequate foyer space for such a major public cultural building, but was inadequately detailed on its exterior. The fly-through animation that they have presented, emphasizing the landscaping and public spaces, and diminishing the impact on human sensibility of the massive looming towers in such a crowded site, may fool non-professionals. But when you compare the video to the model, it is clear that the public spaces are an afterthought to provide the City Corporation with an argument for building two towers that optimize profit but spoil the architectural experience of future visitors to the site, as well as severely damaging the quotidian lives and rights of Barbican Estate residents.

More fundamentally problematic in the LWW scheme is the emphasis placed on the superficial image, both in representation and in actuality, that is to say, the glib design evoking the atmosphere of a Disneyesque, Southern California or Las Vegas vacation hotel, rather than the world of professional use, not to say the scheme's inability to recognize the rhythm and scale of the traditional London street fabric. Moreover, no consideration has been given to the way the ornamental landscape between the two towers might be more meaningfully linked to the larger linear landscape running between the Barbican and London Wall. This betrays a lack of sensitivity on the part of the architects to the specificities of the site. The result is that nothing is believable, neither the projected evocation of spontaneous street concerts nor the lunchtime strolls within random patches of greenery. Additionally obvious is the fact that the footprint, height, and bulbous form of the two buildings in the scheme completely overpower the Barbican blocks that sit next to these buildings, blocking the light to which residents of Thomas More and Mountjoy House blocks are entitled. There were important reasons why the Museum of London and the Bastion House Tower were carefully positioned in relation to the Barbican Estate, respecting the needs of neighboring residents for sunlight, and acknowledging the architectural qualities of the Barbican Estate and surrounding urban fabric. Another risk that The City Corporation takes in putting their imprimatur on this scheme is in supporting a flashy gesture that will fade in regard when the next flashy style appears. In short, these architects are incapable of responding to the subtly layered character of both the Barbican Estate and the City in general, with its medieval urban grain and the sporadic remains of the original Roman fabric. Due to the highly problematic nature of the design, and the way in which its realization will incur a massive increase in carbon emissions, I strongly oppose the planning approval of the LWW scheme.

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Case Officer: Gemma Delves

## Customer Details

Name: Mr Kenneth Frampton

Address: 109 Seddon House, Barbican, London EC2Y 8BX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I have submitted by email my objections to the London Wall West scheme, and I fully oppose the granting of planning permission for this most inappropriate design.

**7 Wallside  
Monkwell Square  
London  
EC2Y 8BH**

1<sup>st</sup> February 2024

FAO Gwyn Richards and Gemma Delves  
Corporation of London Planning and Environment Director  
Corporation of London Planning Department  
[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)  
[Lpalondonwallwest@cityoflondon.gov.uk](mailto:Lpalondonwallwest@cityoflondon.gov.uk)

Dear Madam/Sir

**London Wall West 23/01304/FULEIA,23/01277/LBC, 2301276/LBC - OBJECTION**

I am writing to object to the above plans for the redevelopment of the Museum of London, Bastion House and the Rotunda. Please accept my apologies for missing the deadline of 31<sup>st</sup> January due to competing priorities. I understand that you have said you will accept comments after this date and am therefore submitting this now.

I am the owner and occupier of 7 Wallside Barbican EC2Y 8BH in Monkwell Square. The existing Bastion House and the eastern part of the Museum building lie to the West and South West of Wallside and Monkwell Square where I live.

Wallside is part of the Grade 2 listed Barbican Estate and part of the Barbican and Golden Lane Conservation Area. It is a particularly quiet and peaceful location overlooking to the South Monkwell Square Gardens, sheltered from traffic by the buildings on the south side of the Square and to the North overlooks the Wallside listed gardens, part of the Barbican Lake and St Giles's Church. It also benefits from the public Barber Surgeons' Gardens immediately to the West.

Monkwell Square and the residential properties within it have been completely omitted from the Social Value Strategy Report and the Environmental Statement despite those who live in Monkwell Square being identified as community stakeholders and the commitment to "Hold regular liaison meetings with other high risk sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised".

I have never been invited to such meetings, am not aware that they have taken place, and have not had the opportunity to contribute my views to them to give details of how these proposals will impact upon us. We should be immediately invited to them.

On 17<sup>th</sup> December 2023 the City of London announced its new "Retrofit First Policy".  
<https://www.bdonline.co.uk/news/city-of-london-corporation-approves-retrofit-first-policy/5126855.article>

Why, when you have researched that there is commercial interest in refurbishing the existing buildings instead of demolishing them, have you gone ahead with plans for demolition? It does not count for much if the City itself ignores its own policy to retrofit first as it has done in its consideration of the plans for this redevelopment.

As the City has demonstrated it knows, demolition and new build contribute substantially to climate change by releasing embodied carbon into the atmosphere. In addition, harmful pollutants are released as a result of demolition and construction activities. Table 8.17 in the Environmental Management Statement Vol 1 fails to include the residential properties in Monkwell Square (Monkwell House and Wallside), Mountjoy House, the Postern and Roman House when looking at loss of amenity due to dust and impacts of PM on human health during demolition and construction.

I would like the air quality analysis to be corrected to refer specifically to Monkwell Square residential properties given that they will be significantly affected by air quality deterioration. As stated in The CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN1478965 page 103 - "A suite of construction dust and Particulate Matter (PM) mitigation measures have been outlined for inclusion in an Air Quality and Dust Management Plan (AQDMP), which is expected to be secured via condition. **However, this mitigation should also be given consideration within the D&CEMP:"** In 5.4 with regard to Air Quality, **the LWW site has been classed as 'high risk' which causes Multiplex to recommend mitigation measures.** Areas for action include communication with stakeholders, site management procedures, daily monitoring of air quality, preparing and maintaining the site, and the operation of vehicles/machinery. There has been no communication with residents about Air Quality or discussion about mitigation measures.

My son has anaphylaxis and a severe dust allergy. We both have asthma and use inhalers. What action are you going to take to ensure that we are not adversely affected by this unnecessary demolition?

The planning proposals envisage a period of more than the stated 5 years of disruption beginning in 2027 with utilities diversions followed by the demolition of the Museum Rotunda, the creation of a new road layout (Phase 2 of the St Paul's Gyrotory Transformation Scheme-'Phase 2'), the partial demolition of Bastion House, then a second period of demolition of the rest of Bastion House and the Museum of London and then the construction of new Bastion House and the other new buildings for which this application is made. Construction and fit out is said to be completed by November 2033 but this does not include time for the recommended archaeological survey and dealing with archaeological finds and any other delays. Throughout this lengthy period, public access to the Barber Surgeons Gardens will be restricted if not completely curtailed and enjoyment of open spaces - including in my case my award-winning roof terraces and balcony - and the Barbican Gardens will be affected by noise and dust and other pollution from the proposed works including Phase 2. FOR MORE THAN 5 YEARS.

My son is autistic and I note the high anticipated noise impacts that have been identified as part of these works. They will have a significant negative impact on him and his wellbeing. Yet no mitigations have been identified. This significantly impacts on residential amenity being able to live in peace and quiet in one's own home. We have nowhere else to live during this five year period and the value of our homes will be negatively affected if we try to sell and move. What are you going to do about this?

My property value will be diminished by soiling and the quality of our lives severely adversely affected. In addition to the impact of the noise and breathing in dust and pollutants I am concerned about construction dust falling on my property and possessions separately to the risk to health that this development represents.