

From: Barbara Corley
To: [REDACTED]
Date: Jan 20, 2024 10:08:35 AM
Subject: **OBJECTION TO Planning Application 23/01304/FULEIA London Wall West and Bastion House**

Dear Sirs,

A letter of OBJECTION and COMMENT on Plans 23/01304/FULEIA from
Dr BMG Corley, 208 Gilbert House, Barbican, London EC2Y8BD

I have followed this phased planning application since 2021 and attended the City's public consultation about it within the Barbican Frobisher Meeting Room in December 2021 I submitted a document with comments and added to these later in 2022 as further information became public. I am also aware of the Gyrotory Traffic Planning consultation since then undertaken about St Martin le Grand roadway going towards St Paul's Cathedral - and which is not a part of this current Application.

I have now read a small number of the Planning Documents submitted in November 2023 and for brevity my comments refer to City Planning points made in:

Chapter 2 Development Description

1. 2.3.1 - an office-led mixed use scheme with public and cultural uses.

Chapter 3 Alternatives and Design Evolution

3.4.4. -application for a predominantly commercial scheme but with a significant investment in culture on the whole site.

Point One of my Objection. LACK OF TRANSPARENCY of THESE PLANS and THE PREVIOUS PUBLIC CONSULTATION in late 2021.

With the heritage of the Museum of London gone in this proposed Plan, the focus now turns to the Barbican Estate and Barbican Centre (2.3.3.) which was not evident previously. This is seen in:

Chapter 2 Overview of the Proposed Development

2.3.3. A new connection to the Barbican Estate is established with new access from a central public plaza at street level WHERE?

2.3.9 the site creates a new hub of activity within the City and acts as a new gateway to the Barbican Estate on the approach from the South from the South ... from the Southbank and from St Paul's Cathedral. WHERE EXACTLY IS THIS NEW GATEWAY?

2.3.17 Barbican Estate: this may be the area including the Barber-Surgeon's Hall Garden and up to the locked gates leading into the Barbican Estate. In 2021, I specifically asked about this 'threshold' in 2021 and got no reply at the time.

a) a new highwalk connection to the Barbican Estate as well as other integration works. More details required.

b) There is a new structure proposed over the existing car park area to create an elevated garden as a part of wider proposals to connect landscaped areas and create new public routes across the site.

What are these proposals for new public routes - no public consultations on these evident.

Point Two of My Objection refers to Chapter 3 Master Plan Options - 3.5.7. ENVIRONMENTAL ISSUE re CARBON SPEND - NOT CLEAR

The plans recognise that'a full demolition and rebuild' will require more carbon spend in absolute terms. However the City plans to go ahead on the basis that there can be mitigation in the long term to achieve a sustainable outcome. HOW this will MITIGATION be achieved is not clear! Is it partly through the abundant greenery of the landscaping? Solar heating? How long exactly is 'in the long term'?

Point Three of My Objection refers to Chapter 2: Paragraphs 2.3.12 and 2.3.13

BULK and MASS of the Rotunda Building and the New Bastion Building - BEST QUALITY ? NO - OFFICES IN THE INTERIOR OF THESE BUILDINGS WILL NOT ENJOY DAYLIGHT NOR VIEWS OF THE OUTSIDE.

I have viewed the video on the City website and relevant drawings and images of the Rotunda Building and of New Bastion House. Despite the Planner's small reduction in the overall Bulk of these two buildings they remain to my eye as a resident and Citizen of London disproportionately massive and oppressive for the site (not even including here the 3rd proposed new build). They are immensely much larger than two buildings the City is planning to demolish. They obscure the sky for those at ground level and loom over the existing buildings so as to make the local street environment soul-less and dehumanised. The fact that there will be new views of St Paul's Cathedral from the top storey is no recompense to those at street or highwalk level.

I have looked at images of all available elevations of these two buildings - the East Elevation of Bastion House is particularly drab and the elevation of new Bastion House next to the Ironmongers' Hall is equally so.

Point Four of my Objections relates to the landscaping of the public realm as seen on the YouTube video on the City website.

SAFETY OF PEDESTRIANS AND CHILDREN from CYCLISTS and SKATEBOARDERS.

Cycling

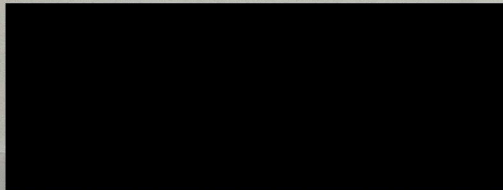
There is a City Bye-Law which forbids cyclists from cycling through the Barbican on the tiled Terraces around the school and church and on the Highwalks. These rules are ignored by some cyclists - and also by skateboarders. Residents who try to intervene and ask the cyclists to stop are ignored or verbally abused - and are sometimes almost knocked over.

The proposed ground level landscaping is welcomed but the paths for pedestrians and children may not be so safe as you imagine - cyclists are not supposed to cycle on street pavements, will this rule also be the case in this new landscaped area in the plan?

Yours sincerely

Dr Gianetta Corley

City of London Resident



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 Bert Rozeman

Address: 29 Monnery Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Further to my comment of 23.01.2024, I wish to have all comments recorded as objections to all three applications.

The form must have confused me, pressing the neutral button.

Can you please confirm that my objection will be recorded please.

From:
To:
Subject: London Wall West Objection
Date: 06 February 2024 10:27:16

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

I am concerned about this development and do not believe the proposals put forward are good enough for this unique site for the following reasons

- The new development will sit between the Barbican estate and an area rich in history. The development, particularly the two large glass slab blocks will disrupt the natural and pleasing relationships between London Wall, St Giles, Postman's Park and the approach to St Pauls and Cheapside.
- This is an area of the City that is better for cultural and leisure pursuits.
- There are at least eight large glass towers planned for the cluster of office blocks near the gherkin.
- The world of work is changing and demand for office space is declining.
- The city apparently cares about climate change and is keen to reduce its carbon footprint. For those of us who live with continuous demolition and construction, this feels like a very hollow promise.

Yours sincerely

Dilys Cowan

Lauderdale Tower

153 Lauderdale
Tower
Barbican
London
EC2Y 8BY

From:
To:
Subject: PLANNING OBJECTION - LONDON WALL WEST – Ref (23/01304/FULEIA)
Date: 06 February 2024 16:39:29

THIS IS AN EXTERNAL EMAIL

Corporation of London Planning and Environment Director
Corporation of London Planning Department

PLANNING OBJECTION - LONDON WALL WEST – Ref (23/01304/FULEIA)

Dear Directors of Planning, Officers and Planning Committee Members

This is a formal objection to the planning application that has been submitted for the proposed London Wall West development, involving the demolition of the existing buildings at Bastion House and the former Museum of London site.

I am a long-leaseholder of 3 Andrewes House, a flat within the Grade II Barbican Estate, and have worked and lived in the Barbican since 1983 and feel very lucky and proud to have a longstanding association with both the Barbican Estate and Centre for over 40-years. I have seen and lived through the significant changes made to the City's skyline and seen how the Barbican Estate, with its original concept of 'living in the sky', has been hemmed in by significant new developments surrounding the estate over the years, with some developments (such as the Schrodgers Building on London Wall) working in the setting of the Barbican Estate and some not.

My objection is not only because of the considerable loss of amenity that the scheme will cause to the Barbican Estate, but also because the current proposals are wholly inappropriate, both in the physical form of the planned buildings and the proposed usage of the site.

I was personally very hopeful for the plans for the proposed Centre of Music, which were going to replace the Museum of London with their move to Smithfield Market, but with these plans now scrapped, the current proposals appear to be a wasted opportunity for the use of such an importantly located and culturally important site. It is clear the development will cause substantial harm to the setting of our neighbouring listed and unlisted assets, including the Barbican Centre, St Giles Cripplegate, Postman's Park and the settings around several now historic Livery Halls. I strongly believe that the development is not the best use of the site and land. It appears the Corporation is only looking at how to secure enough value of the development massing in order to fund its other major capital projects, such as the new markets, the Museum of London relocation and the new courts and police station. Equally, more office space does not appear to be what the City needs when there are already a few recently completed developments still seeking tenants, and many offices are working well below the occupation levels seen before the pandemic.

The proposals will also create a significant loss of amenity for many residents in the west end of the Barbican estate and have impact, especially with a loss of light, for many residents in the lower levels of the terrace blocks and City of London School for Girls, alongside a significant increase in noise. Both proposed towers will be significantly taller than the terrace blocks, with the new building on the Bastion House site having a wider footprint than what is currently there; the second tower on the site of the existing rotunda roundabout also introducing a high-rise element where none is currently present. The combined effect of the new towers is that they will significantly reduce the open sky that is enjoyed from many flats and will lead to a loss of light into properties during the day, particularly during the winter months. The construction of a new tower block on the current roundabout rotunda is also likely to create wind a channelling effect between the two blocks which will focus winds on to the Barbican Estate terrace blocks.

The plans propose that service vehicle access to the new buildings should be via the existing Thomas More House car park ramp and through Thomas More House Service

Yard. The proposals therefore focus all vehicular movements in connection with the completed development on the side of the development that adjoins Thomas More House and the City of London School for Girls. These proposals will adversely impact upon the amenity of residents, with a significant increase in traffic using the access ramp, turning what is currently primarily access to a residential car park into a two-way street regularly used by HGV and other service vehicles. The additional vehicle use will lead to an increase in noise, especially in the early mornings and late at night when deliveries and waste collection takes place and is unacceptable next to a large residential complex.

The proposals are also contrary to the vision set out in the City Corporation's Adopted 2015 Local Plan which states in relation to the "the North of the City" that "careful planning is essential to retain the character and amenity of the individual areas, whilst managing growth".

The same document states that the Corporation's vision is for the Barbican area to "continue to develop as a strategic cultural quarter of national and international stature". Core Strategic Policy CS5 in that Plan identifies the following policies: "Identifying and meeting residents' needs in the north of the City, including protection of residential amenity, community facilities and open space." and "Promoting the further improvement of the Barbican area as a cultural quarter of London-wide, national and international significance." Policy CS12 provides: "Safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses." Policy DM12.1 provides: "Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings." Policy DM 12.5 provides: "To protect gardens and open spaces which make a positive contribution to the historic character of the City."

The proposed development does nothing to further these aims.

The cultural offering contained within the proposals is minimal and the proposals will cause substantial harm to the Barbican Estate and other listed and heritage buildings and adversely affect residential amenity. It loses an important gateway to Culture Mile, linking South Bank, Tate, Modern St Paul's Cathedral and beyond. It will overwhelm existing buildings and the public space and gardens surrounding the Roman Wall.

The current application should be also refused with a view to the promoters identifying a more environmentally responsible proposal; either involving retention and retrofit of the existing buildings or a smaller and less intrusive redevelopment of this site would doubtless have a much smaller carbon footprint. CS5 in the City's 2015 Local Plan identified: "Requiring developers to make use of innovative design solutions to mitigate and adapt to the impacts of climate change, particularly addressing the challenges posed by heritage assets whilst respecting their architectural and historic significance. CS15 provides: "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."

The proposals appears to be in clear breach of these policies.

The proposals would turn what is presently a meaningful public and cultural space into another high-rise private office development, and one which would result in substantial harm and a significant loss of amenity, for not just residents and the Grade 2 listed Barbican Estate but to a whole important area of the City of London for generations to come. The development will also release tens of thousands of tonnes of CO2 during demolition and construction and incompatible with City's Climate Action Strategy and national policies.

As long-term residents have experienced before, the developer's plans misrepresent the above impact in their glossy sales brochures and fly-through videos by making the spaces look smaller with using selected views and removing the key element of the loss of St Paul's Cathedral in their renderings.

I formally object to these plans and urge the Planning Committee to consider the

significant amount of feedback and objections from many impacted individuals and parties when deciding whether to approve or refuse planning consent.
I thank the Officers and the Planning Committee for reading my reasons outlined above.
Sincerely yours,
Neil Constable OBE FGS CCMI

3 Andrewes House, Barbican, London EC2Y 8AX

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 Anonymous Anonymous

Address: Clerkenwell London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I anonymously OBJECT to demolishment of Bastion House (140/50 London Wall). This is a disgrace of climate goals.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Ms Jane Arthur

Address: 702 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object strongly to all three applications. My reasons are summarized in the email submitted to CoL planning on 31st January which I am still waiting to be uploaded to this website.

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: Ms Jane Arthur

Address: 702 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object strongly to all three applications. My reasons are summarized in the email submitted to CoL planning on 31st January which I am still waiting to be uploaded to this website.

Comments for Planning Application 23/01276/LBC

Application Summary

Application Number: 23/01276/LBC

Address: Livery Hall Ironmongers' Hall Shaftesbury Place London EC2Y 8AA

Proposal: Demolition of Ferroners' House alongside external alterations to the facade and roof level of Ironmongers' Hall, internal reconfiguring to cores and back of house areas and associated works in association with the development proposed at London Wall West (140 London Wall, 150 London Wall, Shaftesbury Place, and London Wall Car Park, London, EC2Y).

Case Officer: Gemma Delves

Customer Details

Name: Ms Jane Arthur

Address: 702 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object strongly to all three applications. My reasons are summarized in the email submitted to CoL planning on 31st January which I am still waiting to be uploaded to this website.