

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: Ms Sandra Jener

Address: 52 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The existing buildings should be retained and repurposed to:

- reduce carbon caused by demolition and rebuild.
- avoid major demolition works with associated air pollution and noise so close to a school and people's homes
- preserve heritage buildings of architectural value so close to the Barbican grade 2 listed estate
- avoid additional high rise buildings spoiling the vista and blocking light from neighbours

All the above is clearly avoidable as the City has received 3 credible proposals to retain and repurpose the existing buildings.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Michael Morgan

Address: 926 Frobishere Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: As far as I can see there is no substantive change in the proposals to which I have previously objected, so I repeat my previous objections.

(1) The proposal is vague in the extreme about the cultural activities that will take place on the site, speaking only of "vibrant activity" and other meaningless clichés

(2) It is not explained why demolishing the Museum and Bastion House makes a greater contribution to the City's Net Zero Policy rather than repurposing the existing buildings. This has been asserted but without figures or evidence. I note that the Police and The Girl's School 6th Form will be using these buildings as an interim measure, showing what might be possible with refurbishment.

(3) The project will be extremely noisy over many years, interfering with the peaceful enjoyment of their properties by Barbican Residents, which it is the legal duty of the Landlord, The Corporation of the City of London, to provide

(4) Specifically, there has been no assessment of the noise impact on residents of the proposed outdoor concert area in the Development

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Sheila McIntosh

Address: 33 Thomas More House, London EC2Y 8BT London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The volume of new documents and the lack of clarity on or signposting to what has changed make it extremely difficult to comment on 'new' applications. The present move on the part of the City has all the characteristics of smoke and mirrors not a genuine attempt at consultation.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Lucy Pollard

Address: 303 Gilbert House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The City Planning Dept has released a large amount of paperwork since the original deadline. I object to the fact that it is very difficult to understand the purpose of this documentation, or to know what changes have been made from the original application without comparing the two documents line by line. I object to the time slot for objections at the Meeting on 17 April being limited to 10 minutes, which is ludicrously short.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Alberto Garciga

Address: Flat 151 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to object following recent revelations that Corporation of London had previously said Bastion House was structurally unsafe but now sees it fit to house City of London police. The same with Museum of London now capable of housing sixth form students from City School for Girls. The City has failed to be transparent and honest with residents and other parties who object to demolition of these important buildings.

There is also a blatant conflict of interest with Mr Chris Hayward and his business interests in a demolition company and involvement in Keltbray.

For once listen to what the public has to say and residents of the City. We will not be silenced anymore.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Lesley Connor

Address: 193 Cromwell 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 planning applicant adding extensively to their application - over 100 pages - with no indication of what has been changed from the original application or is incremental to it, Drip feeding and dumping changes in this way feels deliberately designed to make it more difficult for interested parties to keep track of the application and exercise their legitimate right to raise objections.

As far as I can tell the plans remain over-scale; in-appropriate (lazy) for such a potentially iconic site; contradictory to CoL's own plans and commitments re ESG in particular re-use of buildings and adverse impact on the high walkways. The traffic plans will just push traffic into the Beech St tunnel and lead to congestions in that area.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Jan Eileen Smith

Address: 42 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: I wish to express my deep concern over the redevelopment of Bastion House and the London Museum sites. I am appalled that anyone should contemplate the complete demolition of these buildings on the iconic and listed Barbican Estate.

Is it not possible to re-purpose these for residential and cultural use and maintain the character of the Estate as it was originally envisaged in tact?

The noise, dust, fumes and disruption to residents of the Estate and other local homes and businesses from demolition and rebuilding over an extended period will be significant. As will the CO2 emitted into the atmosphere which is contrary to the City of London's clean air and net zero targets. Site traffic will add to this.

The Barbican is part of a Conservation Area and is of Special Architectural and Historic Interest. To even consider demolition of buildings on site and re-configuring walkways, parts of the podium, and parts of Ironmongers Hall - completely destroying the character - is not a decision I would have expected from the City of London. Throwing up yet another glass and steel structure that will not last - nor trying to modernise an existing historic site - is not a solution.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Vivien Fowle

Address: Flat 102 Gilbert 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 have already made an objection to this outrageous planning application but it occurs to be that lot of further information has been submitted by the City of London as applicant since the original deadline of 31 January. It is completely impractical for objectors to deal with new and amended documents which give no detail as to their purpose or what has changed from the original. These new documents are hundreds of pages long and only by careful side-by-side comparison with the original submissions is it possible to establish if any material changes have been made.

This latest additional application is confusing and unsatisfactory as it is virtually impossible to assess the real impact of the amendments and I can only assume that, in part, this has been done to confuse the hundreds of objectors.,

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson Houae Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Please could you provide why these new documents give no detail as to their purpose in relation to the original submissions. How are these new documents different from the original submissions? What do they add? There is no way for me to establish their impact.

This site is an important geographical place in the newly named City of London Cultural Mile and has major views of St Paul's. However, I can find few mentions of this exciting Cultural project and its impact on this area of the City of London. There is a plethora of information and detail in the planning application as a whole but I don't read any analysis about the importance of the site as a cultural amenity except a small mention about community viewing and an enlightening submission by the clerk of Ironmonger's Hall.

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Case Officer: Gemma Delves

Customer Details

Name: Adrian Samuel

Address: 83 Thomas Moore Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am worried about restrictions in light as a result of high-rise developments and the lack of cultural facilities due to the closing down of this wonderful museum. I'm also worried about the capacity to deal with the development.

From:
To:
Subject: Consideration of London Wall Westbound Traffic Seeking to Access Wood Street (North)
Date: 23 March 2024 09:07:03

THIS IS AN EXTERNAL EMAIL

Barbican residents with vehicles in the Andrewes House Car Park on Fore Street can only currently enter the car park by the London Wall approach when the Moor Lane barrier is down.

Presently, traffic moving westbound along London Wall seeking to enter Wood Street (North) must continue to the Rotunda, go around it and along London Wall in an easterly direction before turning left into Wood Street (North).

The traffic document does not appear to address how this traffic will flow when the barrier on Moor Lane is down as circumnavigation of the rotunda will no longer be possible.

This problem could be easily resolved by removing the right-turn prohibition for westbound traffic on London Wall at the Wood Street junction. The resultant traffic flow would be low as only vehicles seeking to access Fore Street would take that route.

Ian Posner
Flat 411 Gilbert House
Barbican
London
EC2Y 8BD

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Case Officer: Gemma Delves

Customer Details

Name: Dr Emma Phillips

Address: 68 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed building would add to pollution and traffic in an already congested area. The buildings being destroyed are of cultural significance and should be saved. The view of St Paul's will be completely obstructed meaning that not only residents but also visitors to the Barbican will be affected. The City of London should be protecting the residents and historic culture of the area, if this goes ahead it would be a travesty.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Linda Partridge

Address: 926 Frobisher Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the way this consultation is being conducted. We are expected to deal with a large number of, often, very large documents with no indication of what changes have been made as a result of the earlier consultation. We should not be expected to make a textual comparison of all of these with the originals. What exactly has been changed? This seems like a blatant attempt to drown the opposition in confusing paperwork - one is reminded of the planning application posted in the filing cabinet marked 'beware of the leopard'. And of course yet again the Corporation is marking its own homework.

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Case Officer: Gemma Delves

Customer Details

Name: Dr David Candy

Address: 41 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The loss of the Museum of London in the latest in a line of attempts to modify the Estate, including the City of London School for Girls dining room, modification of the Aldersgate Street staircase and podium level of Cromwell Tower as a flats, and all were unsuccessful. The London Wall West is driven by the development of London Museum. The Museum of London design is clearly 'Barbican' and the loss of the building would be another incursion.

The unique roundabout, with its beautiful garden which spirals down is also worth preserving.

To fill this area with office blocks seems counterintuitive. Wherever you look around London Wall there are new office builds. Working from home is leaving them empty. Canary Wharf has come up with a more imaginative solution, by establishing a life sciences centre. Surely, the City of London could do the same, rather than adding to hard to let buildings.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Konstantinos Karampelas

Address: Flat 163 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I have already objected in a previous comment on grounds of residential amenity and environmental impact. This time I'd like to object in terms of the whole process of application and consultation. It seems like the way this has been handled by the City of London has been with great disrespect to anyone's views. In particular:

1. The process of the "soft-test" of the market for re-use of the existing buildings was clearly just "for the record" and so that the City ticks a box somewhere and was never intended to be taken into account given the length of the test. Even so, there were proposals that came out of that test that were completely ignored further confirming that the City had no real intention of re-using the space all along.
2. The fact that further information was submitted by the City of London in the form of a "dump" of documents very late in the process (31st of January) without any clear purpose or explanation is one more sign of shady process.

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Case Officer: Gemma Delves

Customer Details

Name: Natasha Curran

Address: Flat 15 43 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear City of London

I object to the planning proposal on the grounds of the unreasonable change of use of the area. Massive office blocks which may maximise revenue to the City and developers are not what this part of the City needs. Planning needs to be sensitive to cultural heritage and the public and residential realms of this area. This is the most historic part of our capital city! I can't see how these plans add cultural value for generations to come.

I do think that this area needs re-imagining however, especially for the pedestrian experience around the London Wall roundabout, but this is not the way.

I am also frustrated by the number of documents and their unhelpful/poor annotation on the City website. In addition the apparent changes which have been posted as per your letter of March 14th, without citing what these changes actually are.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jan Demytri Szczesny

Address: 233 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I think it is ludicrous that hundreds of pages of yet more documentation have been published, with no indication of what changes have been made to the proposal. It makes it nigh on impossible to provide an informed view on whatever the alterations might be - or their justification.

My original objection stands.

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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: Sarah Mann

Address: 9 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I've commented already on the substance of the application and I write now about the process. My sense is that this whole process is constructed in a way that weighs the balance against objectors by processes that are unhelpful and hugely demanding of resources: in this case new and amended documents which give no detail as to their purpose or what has changed from the original. These new documents are hundreds of pages long and demand careful side-by-side comparison with the original submissions in order to establish if any material changes have been made. This is discourteous and unfair. It falls way short of the standards residents should be able to expect from their local authority especially in relation to matters of such scale and importance.

Comments for Planning Application 23/01304/FULEIA

Application Summary

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Bsrbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

I wish to object to this proposed development on the following additional grounds:

The present Blake Tower owned by the City Corporation (formerly called the Barbican Y) was converted into 74 self-contained flats in 2015/16 by Redrow Homes. In its previous life as the local YMCA for many years, it contained 218 bedrooms along with a ground floor reception area, communal lounge, a gymnasium and dance studios on floors 1-2, a canteen and kitchen area in the lower ground level and storage and meeting rooms in the basement.

45 Beech Street is a much smaller, confined site and was not designed residential. The proposed 174 private rooms each measure between 19 and 37 sqm and contain an en-suite shower room and kitchenette and as a co-living site will have a co-working space, a Café/lounge, a Shared kitchen, a Private dining room, a Multi-function room, a Gym, a TV room, Laundry and drying facilities and Bedding and linen changing and/or room cleaning services.

Whilst it was considered possible at the time to convert Blake Tower it seems that the Beech Street plan proposes to squeeze as many as possible co-living rooms into the existing tight office footprint at 45 Beech Street.

Beech Street is not at all appropriate for such use as opposed to the Blake Tower, which has much more external and better circulation spaces, while at the same time still being within the radius of the Barbican estate and within easy access to the cultural assets of the Barbican quarter. The impact on the existing Barbican estate layout and residents will be far more intrusive with 45 Beech Street than was the case with the Fann Street site.

I wish to point out that I am not opposed in principle to co-living developments as such, but in this case the location is a major problem and there maybe more appropriate places.