

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 Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Applicant response to transport

C2: 30-40 sec predicted seems implausible. What is the evidence base?

C4: This is a residential area. Claiming that better distribution would be achieved if servicing could take place if standard restrictions did not apply is wishful thinking. "...some overlap" is vague.

What does it mean exactly?

C5: The Fire Statement has not been approved by LFB. Consequently, it cannot be considered adequate. Given the dense residential area and the predicted occupancy of the buildings, a formal assessment by all emergency services would be logical.

C9: It seems reckless that no Facilities Management will oversee all servicing on this site. The reversing and turning spaces are extremely tight. Residents entering and exiting will be subject to the same entry system as all other site vehicles. The safety concerns raised by the Officer and many residents should be addressed with rigour. The time estimates for collection crews are far below current levels.

C10: This is factually incorrect. Vehicles servicing Ironmongers' Hall do not block the ramp. There

is an area to pull in by the service area. All other vehicles will be forced to queue on the ramp to accommodate service vehicles not just to Ironmongers but to all other buildings on the site (and the residents' service areas). This will increase congestion on the ramp and on Aldersgate St. How are pedestrians and cyclists who use the ramp to navigate this in safety?

D2: The language of this section indicates that no study has taken place. The fact that it "will require substantial management" is irrelevant.

E1: This is factually incorrect. There is an existing narrow footpath on the ramp. The applicant's response suggests that all pedestrians will be prevented from using the ramp. This is at odds with the use of the ramp since the Estate was constructed. No consideration is given to pedestrian safety crossing at the top of the ramp.

E2: The statement that "pedestrians crossings at street level would generally be preferred over vertically segregated crossings" is contested. The highways offer a calm route to navigate this area away from increased pollution levels at street level. The statement is entirely subjective and not substantiated by evidence of the preference of pedestrians here. The removal of the footbridges is justified because of the risk of antisocial behaviour. Where is the evidence to support this?

E4: This is a subjective view of the experience and not one shared by many people who transit the area. It is noted that the 2m height restriction is viewed here as a negative whereas the clear height requirement is not met by the applicant in F2! The small increase in journey time is not reasonable. Pedestrians forced to spend longer at signals will experience higher levels of particulates.

F1: It is unacceptable that cycle parking should clutter up the public highway.

F2: How is this being considered acceptable when it is used as an argument for removing the highwalk in E4?

F3: This is a cavalier attitude to public safety and should be clarified ahead of the decision to approve this application.

G2: "broadly compliant" is inadequate. Why is it not wholly compliant?

H1: The designer responses should be required in advance.

K1: TFL has not approved any aspect of this scheme. The application should be withdrawn pending approval.

L4: Discussions on Beech Street becoming the main access route to the Arts Centre is already being discussed as part of the future of the Arts Centre.

M1: The designer's response should be a pre-requisite. Why is this not required at this stage for a scheme that will impact such a wide area?

N1: TFL has not approved the permanent removal of the bus stop. How can this scheme be approved without TFL's approval?

P1: The Aldersgate ramp/ Lauderdale ramp further along Aldersgate Street has height restrictions. Entry to it from the Thomas More car park is tight. The access road is narrow and single laned. The statement that the Thomas More car park ramp will be closed to residents will have a negative impact on residents' enjoyment of this access route. Many depend on it as it is the only direct step free access to street level. It is used by emergency vehicles and by those of restricted mobility.

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Case Officer: Gemma Delves

Customer Details

Name: tony peel

Address: 339 ben jonson house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is too much demolish and build new going on in the city.

Impact on the environment is horrendous.

Loss of heritage turning the City of London into a skyline into Homogeneous glass blocks. Keep some history and interest.

Its not all about the City of London making money

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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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Objecting for various reasons. 1. Impact on climate: the City claim they reuse & retro fit so why not now? The carbon impact of the demolition & rebuilt as presented in the brochures was extremely misleading. Reuse & retrofit is by far the best approach for the environment. 2. Impact on the site: The developers information woefully misrepresents the sheer bulk of the development. It will dominate the site, overshadowing building of cultural & historic relevance. 3. Impact to residents: loss of light & privacy, plus negatively impacting health due to increased carbon levels. In summary, this proposed development brings nothing positive to the area. For such an important decision, why is so little time given for people to read the documents & address the committee?

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Case Officer: Gemma Delves

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I reiterate my full representation placed the portal on 21 January 2024 and wish to record the following additional objections.

a) The ongoing failure to make direct contact with residents of Monkwell Square who are identified as sensitive receptors in many ways (including, but not limited to: daylight, sunlight, night light, construction and operational noise and vibration, air quality, transport and access), is not acceptable.

b) I have absolutely no idea what changes have been made to address or remedy the severe detrimental effects if the development proceeds, so there is no reasonable basis on which the planning committee can reach a decision at this time.

c) The letter from Delva Patman Redler dated 6 February 2024, p6 refers to my property and notes the applicant omitted information about the effect and significance of identified detriment. The application is incomplete and therefore cannot be decided now.

d) The Road Safety Audit dated 25 March 2024 fails to address all safety matters contained in my representation, is incomplete, inadequately scoped and not sufficient to decide matters concerning the risk of injury or death.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Christopher Dixon

Address: 261 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Short termism i.e. Loss of opportunity for visionary cultural future development.

Excessive mass

Pollution

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Case Officer: Gemma Delves

Customer Details

Name: Ms Katie Milton

Address: 261 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:View of south facing.

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Case Officer: Gemma Delves

Customer Details

Name: Mr michael jackson

Address: 120 thomas more house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:Hi again

The Barbican complex is a feature of the City of London. Those who live here see the interest from visitors, tourists, even tv and music producers in this unique environment. A testament to how a homogenous environment can encompass many families, huge footfall, public amenity and business space.

The concept of the Barbican as a citadel is ruined by this new proposal. The general integration of this unique environment with a totally different need - the need for a property developer to make profits clashes so fundamentally in this unique location that it will destroy the integrity and values of this unique location.

In terms of general interest, the entire concept of a massive building staring directly into my bedroom and bathroom, which was constructed from the outset to have large open floor to window ceilings is quite frankly distressing.

The current building is of course in need of renovation, as are the public spaces surrounding them but I understand that plans exist that can secure the combination of amenity, utility and financial return without destroying a unique environment

I am not against a redevelopment at all, it is just that this proposal seems to prioritise only the financial gains, rather than the broader environment - which surely is the task delegated to the stewards of the city of London in the long run.

My opinion has not been made more favourable through the selective choice of angles and views of the proposed development. Intended to deceive the planning committee with views and perspectives from places no human could ever visit, and no views from the thomas more highwalk , or the girls school playing field, or the flats in thomas more house on a dark rainy day I consider this dishonest, and with this attitude from the developers, I would respectfully suggest added scrutiny from the planning committee of other promises.

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Case Officer: Gemma Delves

Customer Details

Name: Dr Carlo Resta

Address: 271 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am strongly against the proposal of these new developments which would damage history, be environmentally extremely damaging, and also further deprive the general public of a unique site.

Shame on anyone who supports such plans in the City of London.

Office space is currently in excess and this would only further inflate this bubble. Also from an opportunistic way these plans make no financial and economic sense.

The Nazis air raids bombed this site heavily on January 1945 and this area was reborn in 1960s and 70s with the development of the Barbican. These plans are an offence to this unique place, its history and high value. In a way, they are worse than the destruction and death of the Nazi's bombing!

Stop this nonsense!

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Case Officer: Gemma Delves

Customer Details

Name: Mr Scott Hammond

Address: 15 Glen Lednock Drive Cumbernauld

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The existing building exhibits powerful and noteworthy design qualities which complement and enhance its setting adjacent to The Barbican.

To lose this building would be to lose a significant element of the City's history and rich heritage of design development through the ages.

It would also be beneficial in practical terms to repurpose the existing building and to integrate it within any new proposals, thus significantly contributing to a reduction in the carbon footprint of the proposed development.

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Sylvia Usher

Address: 111 Shakespeare 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 strongly object to the plans to demolish Bastion House and replace on the site, two monstrous office blocks. This will destroy the historic values of the Barbican Estate.

It is Heritage Vandalism in its worst form, notwithstanding the carbon issues the new build will create. We already have an over supply of offices in the city of London.

WE DI NOT NEED MORE!

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Larissa Begault

Address: 10 the postern London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I have already objected to the last application but am resubmitting another objection to the ongoing confusing multitude of new and amended planning documents the City has recently dumped on its portal, bar any explanation or consultation about this offensive development. I don't know what has changed but to my knowledge it is still a carbon bomb that isn't responding to what residents need and certainly not a project that is good for the area or the planet.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Janet Porter

Address: 353 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To date, the Corporation of London has received around 760 objections to the proposed London Wall West development, and only 13 letters of support. The objections, from both local residents and many others, set out a wide range of well-reasoned legal, environmental and design arguments explaining why the development is so utterly inappropriate.

Those who both live and work in the City contribute enormously to the vibrancy and success of the Square Mile. So I really hope members of the planning committee will take note of the genuine strength of feeling about how to redevelop Bastion House and the former Museum of London site, rather than feel pressurised by Corporation officers who have little or no interest in the long-term impact of their short-term thinking.

The redevelopment proposed for this site would be totally wrong for an area that includes a residential estate which has listed status; a school; adjacent buildings of historic interest; archaeological ruins; and a much-loved park.

The London Wall West scheme is a speculative venture by the Corporation which seems determined to ignore local opposition, dismiss alternative more sympathetic designs for the site, and discount the fact that there is no proven need for more commercial office space in the western part of the City. Why else would the Corporation continue to dump a vast amount of additional documents on the planning portal - presumably in the hope of overwhelming and wearing down the opposition. This is a disgraceful waste of money and cynical attempt to force through a deeply unpopular and unnecessary development.

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Case Officer: Gemma Delves

Customer Details

Name: Ms Daria Stishova

Address: Barbican estate 511 Gilbert house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Barbican residents - make up more than half the population of the city of London. Yet, the City of London chooses not to consider us at all and destroy a part of our home. This plan is unsustainable, it contradicts the city's own carbon emission target. The plan for redevelopment should be put in place, the buildings are iconic and cannot be just demolished - they are London's cultural heritage.

Think about how many views of Barbican residents you have already ruined with your horrid, tasteless glass blocks all around the Barbican! You do not consider your own residents - building offices right across from their windows - no privacy - now view - and now you want to do it again!

I am more than appalled by this disrespect and inconsideration of Barbican residents. This horrid polluting eyesore plan must not go ahead. Save the beautiful Bastion house and Museum of London.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Jack Hornsey

Address: 155 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Stop ruining our city

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Case Officer: Gemma Delves

Customer Details

Name: Ms Rebecca Jeffs

Address: 155 Thomas More House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am a resident of Thomas More House in the Barbican estate directly looking out onto the Museum of London, the new development would have a great negative impact on my day to day life and ruin the light into the apartment. There is already high rise office blocks built in every direction you look, lit up even when there is no one working inside, it seems no need for any more development. It would ruin the appeal of the Barbican estate and destroy the history and heritage of this incredibly rare little spot that's managed to survive so far in the city of London.

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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: Mr Anton Biriukov

Address: 147 Clarence Rd 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: It is a part of historical magnificent architecture complex. It must not be destroyed.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Dr Jill Jeffs

Address: 5 Parris wood Ave Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the proposal to demolish the former Museum of London and Bastion house. These buildings, designed by Powell & Moya - architects of the Festival of Britain Skylon - are internationally recognised examples of post-war civic design. They are integral to the world-renowned Barbican townscape. Any re-development should involve the creative retrofit and imaginative reuse of these buildings.

The proposed, huge new buildings will block existing vistas, overshadow important public realm like Postman's park, belittle historic streets like Little Britain and privatise views of St Paul's dome. There are already too many offices in the area and they are drowning out the residential communities in the area.

Comments for Planning Application 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Lola Wilson

Address: 560 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:Waste of money - refurb not demolish! Think of the planet

Comments for Planning Application 23/01304/FULEIA

Application Summary

Application Number: 23/01304/FULEIA

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Case Officer: Gemma Delves

Customer Details

Name: Miss Lesley Wilson

Address: 560 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Awful just awful, think of the destruction before construction takes place! I object strongly!