

Comments for Planning Application 23/01115/FULL

Application Summary

Application Number: 23/01115/FULL

Address: Alban Gate 125 - 130 London Wall London EC2

Proposal: Extension, refurbishment and alterations including: creation of a connection from the office reception to the Wood Street north escalator; reconfiguration of Class E uses and spaces at podium level to include extension of the office floorspace; formation of new seating areas at podium level; installation of new planters; refurbishment of the escalator surrounds (Wood Street south and north); formation of feature and art walls; re cladding of columns; alteration of the Alban Highwalk City Walkway and declaration of new areas of City Walkway; and provision of new lighting and wayfinding.

Case Officer: Gemma Delves

Customer Details

Name: Mr mark mallindine

Address: 208 seddon house barbican london

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:Happy with the revisions

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Case Officer: Gemma Delves

Customer Details

Name: Mr Roger Hepher

Address: 105 Andrewes House London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: These proposals seem unobjectionable, and are a great improvement over the garish colour scheme shown in the public consultation. I question the application of coloured film to the glazing over the southern escalators. This glazing is partly exposed to the elements, meaning that any film is likely quickly to get damaged and start to look unsightly.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Views on Alban Gate 125-130 London Wall EC2 Planning Application
Date: 13 December 2023 15:14:29

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

this is regarding the planning application for Alban Gate 125 -130 London Wall EC2.

While I welcome the nice improvement of the new application, I have some concerns:

I live in 186 Andrewes House, Barbican, above Podium level, and my view from my living room is straight onto 125 London Wall, the Podium walk, and the new reception area.

I looked at the planning application and the drawings about the new Podium level view, the extended reception area, the shinier externals.

1 new light fixtures, ceiling lights, glass panels:

I have concerns about the new light fittings. I cannot make out from the planning application how much light will extend out from the Podium level. I am already sitting, as soon as it gets darker, with the curtains drawn in the living room, as the light spillage from 125 London Wall into the living room is massive. I have had several conversations with the building manager over the past years.

My concern is how much more will the Podium level be lit up? Are there any glass panels that are darker and allow for less light to spill out? I understand about making a place lighter, but if the whole Podium level would be brightly lit up, this would be disturbing for living in my home.

2 extended reception area:

Again, I understand the reasoning, but what procedures are in place to protect residents in Andrewes from light spillage?

3 Seating area with planters:

I very much welcome green plants and a welcoming space with seats. In the past, we have had issues with people dropping their cigarettes, leaving litter, and with people spilling out onto the highwalk and being quite noisy disturbing close-by residents. Also, what about skaters? This has been an ongoing problem. Are there any procedures in place so that skaters cannot use benches etc?

I look forward to hearing from you.

Sincerely

Petra Einwiller
186 Anderewes House
Barbican EC2Y 8BA

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED] 5/FULL
Date: 15 December 2023 09:37:02

Hi

Please can the email below be redacted and indexed against the above application as a letter of representation.

Thanks

Gemma

From: Sue C [REDACTED]
Sent: Friday, December 15, 2023 [REDACTED]
To: Delves, Gemma [REDACTED]
Cc: Jane Smit [REDACTED]
Subject: Alban Gate CLP application 23/01115/FULL

THIS IS AN EXTERNAL EMAIL

FAO: Gemma Delves, Department of the Built Environment

Ref: Alban Gate, 125 London Wall. Ref: 23/01115/FULL; Outline Construction Logistics Plan

Dear Ms Delves,

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing the 4000+ residents of the Barbican Estate to comment on the Outline Construction Logistics Plan (CLP) which accompanied the application for the refurbishment of Alban Gate. We would like to say at the outset that we are pleased with the changes made to this revised application which have paid welcome attention to the feedback received during the consultation process.

We appreciate that this outline CLP is just that – an outline containing the typical generic information that would be expected. We also appreciate that a detailed CLP will be completed once the contractor has been appointed. However, we would just like to convey our thoughts on the Outline CLP in order that proper attention can be made to address our concerns in the forthcoming detailed CLP once the contractor has been selected.

Our concerns centre on the themes of safety and minimising inconvenience to residents, workers and visitors during the refurbishment process. For example, the absence of detail as to how access will be maintained along the Podium and the adjoining Highwalks while the works are being carried out and the escalators are being refurbished and where hoardings are going to be placed. The proposed storage/loading/unloading area in Wood Street North outside the current loading bay will interrupt pedestrian access along the West side of Wood Street North and needs more careful consideration. It will also make vehicular access into and out of Monkwell Square difficult as vehicles will have to come far out into Wood Street to be able to see if there is traffic turning into Wood Street at the traffic lights. These issues require both careful forward planning as well as extensive communication/consultation with the local neighbourhood.

By way of brief summary we observe that:

- There is no reference to the disruption the work will cause to the Highwalk
- There is no reference at all to the residences abutting the site in Monkwell Square
- There is nothing about the condition either of the access road or Monkwell Square
- The proposed loading bay in Wood Street is still there
- Hoardings- where are they to be placed?
- The generic City working hours of 8-6 Monday to Friday and 9-2 on Saturday suggests that residents will face a year of Saturday working

The aim of everyone concerned is surely to get the work done as quickly and efficiently as possible without unintended disruption. We would suggest to the developers that, once planning permission has been granted but ahead of the work commencing, they hold meetings with all interested parties to discuss the details of construction and associated logistics. Once work commences then as well as holding regular update meetings and producing and circulating timely updates to neighbours, the developers should also provide a contact telephone number for the site.

Many thanks for your attention to this matter.

Yours sincerely,

Jane Smith - Chair, Barbican Association Planning Sub-Committee

Sue Cox - Deputy Chair, Barbican Association Planning Sub-Committee

From: Mary Bonar [REDACTED]
Sent: Friday, December 15, 2023 11:15 AM
To: Delves, Gemma [REDACTED]
Subject: Fwd: Alban Gate CLP application 23/01115/FULL

THIS IS AN EXTERNAL EMAIL

Dear Mrs Delves

As a resident of Monkwell Square living ant 6 Wallside and chairman of the Wallside House Group I would like to add to the comments made by the Barbican Association below.

I am particularly concerned by the working hours and hope that there will be restrictions on noisy works given the proximity of homes in both Wood Street and Monkwell Square.

The owners of the building have informed us that Monkwell Square will not see an increase in the number of vehicles using it to access 125-130 London Wall and also that they have sufficient space for storage under the building so we hope this will reduce the need for using an area outside the loading bay for anything other than deliveries and removal of waste

Kind regards

Mary Bonar

Begin forwarded message:

From: Sue Cox [REDACTED]
Date: 15 Dec [REDACTED]
To: "Delves, G [REDACTED] gov.uk">
Cc: Jane Smith [REDACTED]
Subject: Alban Gate CLP application 23/01115/FULL

FAO: Gemma Delves, Department of the Built Environment

Ref: Alban Gate, 125 London Wall. Ref: 23/01115/FULL; Outline Construction Logistics Plan

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Jane Smith - Chair, Barbican Association Planning Sub-Committee

Sue Cox - Deputy Chair, Barbican Association Planning Sub-Committee

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Case Officer: Gemma Delves

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square, London EC2Y 5BN

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I live in Monkwell Square, which is physically connected to 125 London Wall, and it is the western part of the Alban Gate estate, being the red brick building which faces onto Monkwell Square to the north and London Wall to the south. The Construction Logistics Plan appears to be rather generic, and so I would like to highlight two important matters please:

1) Noise disturbance during construction

There is a tendency for noise, e.g. drilling, to have a very significant adverse impact on residents of the Monkwell Square flats / houses when work is carried out on the commercial elements of west part. For instances, during the Covid-19 period, some work was carried out in the disused winebar which is accessed at podium level. This was very noisy and disruptive for me and I had to complain to the building manager. It is a feature of these buildings that drilling / banging seems to reverberate around the building and is very disturbing when no prior notice has been given about the timing or need for such methods. I would therefore be grateful to know what arrangements will be in place so that such matters can be minimised during the works, and that fair warning is provided to all residents when noisy work is unavoidable. I would be particularly concerned about

noisy works during the weekend.

2) Cycling on Wood Street.

I routinely use the TfL quiet way 11 for my commute, and am concerned about the risks to cyclists as a result of the construction activity planned around the loading bay for 125 London Wall, as this could cause a hazard when exiting and entering Monkwell Square from Wood Street. I would therefore like to know what marshalling and safety provisions will be in operation to minimise risk during the works.

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Case Officer: Gemma Delves

Customer Details

Name: Mr Fred Rodgers

Address: 100 Breton House Barbican London

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: If the Planning and Development Director is mindful of recommending approval, perhaps a planning obligation could be agreed with the applicant. This would involve assistance with designing, obtaining planning permission for and constructing a step free pedestrian access from Monkwell Square into Barber-Surgeons' Garden.