

Davenport, Peter

From: M&CP - Licensing
Sent: 23 December 2017 11:06
To: Aznar, Stephen; Blake, Steve; Breese, Robert; Butcher, Susan; Davenport, Peter; Hewitt, Andre; Minas, Aggie; Patel, Sangeeta
Subject: FW: Beech Street Tunnel arts event proposal - March 2018
Attachments: LTHG objection - BEECH STREET TUNNEL.DOC

From: Neil Sanders
Sent: Saturday, December 23, 2017 11:05:59 AM (UTC+00:00) Monrovia, Reykjavik
To: M&CP - Licensing
Cc: Robert Barker; Defoe House Committee; Nash Deputy, Joyce; Bastow, Adrian
Subject: Beech Street Tunnel arts event proposal - March 2018

Dear Sirs,

I am writing to object to this proposal. I am a resident of Defoe House and I will be affected if the proposal goes ahead. Currently the proposal shows lack of consideration for the residential, transport and commercial uses of the tunnel and adjacent areas.

The letter of Lauderdale Tower House Group (attached) details the concerns very well and I will not repeat the same points. I simply add that many of the issues will affect Defoe House as well as Lauderdale Tower.

I am objecting to the proposal as an individual, although I am aware that most members of the Defoe House Group recognised tenants' association committee have expressed concerns about the proposal.

Regards,

Dr Neil Sanders



ROBERT B. BARKER, MPhil (RCA)
for LAUDERDALE TOWER HOUSE GROUP



City of London Licensing Authority
Walbrook Wharf
78-83 Upper Thames Street
London EC4R 3TD

22nd December 2017

Dear Sirs,

Re

Application for a Premises Licence
Beech Street Tunnel,
London EC2Y 8AD

I write on behalf of the Lauderdale Tower House Group (LTHG) to OBJECT to this application. The LTHG is the Recognized Tenants' Association for Lauderdale Tower, in Lauderdale Place within the Barbican Residential Estate, at the western end of the Beech Street Tunnel.

From the outset we would like to make it clear that we wholeheartedly support City-based arts events when held in appropriate locations but we question whether the Beech Street tunnel is an appropriate location for this particular event when it would result in closing a major public highway for nearly a week and block or impede critical service access to a large section of the Barbican Estate for the same period.

The first opportunity that residents had to discuss the fine details of the proposed event was on 12 December, after this application was lodged. We have a number of issues of considerable concern and believe that the only way that these can be resolved within the licensing system is if we OBJECT, causing the applicant to bring forward detailed plans of the procedures or revised proposals to address our concerns:

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Our chief concern in this matter is the Prevention of Public Nuisance

- 1) The applicant proposes to CLOSE the TUNNEL from 8.00pm TUESDAY 13 March – 8.00pm MONDAY 19 March (in effect for 6 days). For the first 12 hours this will be “Eastbound closure of Beech St Tunnel from Silk Street up until the Shakespeare / Defoe entrance (no access from Bridgewater Street/Golden Lane)”. From 8.00am Wednesday 14 March – 8.00pm Monday 19 March “Both ways closure of Beech St Tunnel from Silk St up until the Shakespeare / Defoe entrance (no access from Bridgewater Street/Golden Lane)”. We believe that the applicant has significantly underestimated the chaos and inconvenience to traffic and residents that these timings will cause and believe that the work could be done within a 8.00pm Thursday 15 March – 6.00am Monday 19 March 2018 window.
- 2) It is proposed that up to 1000 people will see the event at any one time. So you may have 1000 leaving and 1000 queuing to get in. The principal entrance to the event will be on the carriageway, close to the entrance to CROMWELL PLACE. The above has implications for CROMWELL TOWER, CROMWELL PLACE and the CROMWELL CARPARK access from the latter. The application does not explain how the crowds will be supervised, how the organisers will keep free the access to Cromwell Place, the latter including the entrance to the Cromwell Tower car park?
- 3) If the entrance / exit to the event is in Silk Street by Cromwell Tower, it is unclear what route ticket holders to the event will use to travel to / from the Barbican Underground Station and the bus routes in Aldersgate Street. (Some ticket holders may have restricted mobility.) It is also unclear how that route will be effectively stewarded.
- 4) We note that the applicant proposes a secondary entrance at the Lauderdale end of the tunnel, that is the end closest to Barbican Underground Station. We have yet to see a detailed plan explaining how precisely the applicant proposes to supervise up to 2,000 people who might decide to use Lauderdale Place to hang around in, or as a urinal, at 10.00pm.
- 5) Apparently, the proposals include the installation of 40 projectors and 20 speakers on the pavements in the tunnel, thus denying pedestrians the use of the pavements.
- 6) There will be temporary SCAFFOLD STRUCTURES in three locations: extreme east of tunnel (by entrance to new cinemas café), southern end of the street called Golden Lane, and in the tunnel by Bridgewater Street (the western end of Ben Jonson House). Apparently, but not confirmed in writing, there will be some acoustic screening on the scaffolding. As far as sound leakage is concerned, the License Application states: “*The Event Partners will ... work closely with local agencies and resident groups to ensure recorded music playback causes minimal disturbance*”. We believe that the

proper approach to be taken would be for weekend sound monitoring to have taken place on residents' balconies beforehand, so as to establish the true low-level of background noise here, particularly after 8.00pm, and for the event organisers to utilise devices to ensure that the sound produced by the event does not rise above that background level. (We understand that no consideration has been given to using "silent disco" type headsets.)

- 7) The plan accompanying the application does not make it clear that the street level entrance to BEN JONSON (on the west side of the junction with Golden Lane) should be outside of the curtilage of the scaffolding and screening.
- 8) The applicant appeared unaware of another entrance to / fire exit from BEN JONSON on the north side of eastern portion of the tunnel. They appeared to want to close it during these events. Residents of that block are keen to retain unrestricted use of that entrance / exit. How will this be addressed?
- 9) The applicant has not appreciated that there are of the order of up to 150 vehicle movements a day through LAUDERDALE PLACE, as well as those into DEFOE CAR PARK. This is two-way traffic. The applicant has verbally proposed the use of marshalls / banksmen, but these will need to be in place 24 / 7, but we have yet to see precise details of this.
- 10) There is a total lack of appreciation of the extent to which many residents rely on the use of Lauderdale Place for deliveries. This includes residents of LAUDERDALE, SHAKESPEARE and DEFOE. Ambulances often use Lauderdale Place. Many contractors working for both the landlord and for residents, as well as people moving house for the abovementioned blocks, and for SEDDON HOUSE also use Lauderdale Place.
- 11) The proposals for taking the rubbish from and by the bins in the Garchey Bay that are used by SHAKESPEARE TOWER and DEFOE HOUSE (and others) are unknown.
- 12) The need for toileting facilities has, I think, been underestimated given that a crowd of 1000 people may be entering the event just after 1000 leave it. We do not want any part of Lauderdale Place to be used as a urinal.
- 13) There is a significant underestimation of the chaos and inconvenience that will be caused to ordinary pedestrians and to People with Restricted Mobility. As proposed, the Wednesday, Thursday, Friday and Monday will see ordinary City commuters unable to navigate the tunnel in the normal way. We have been told verbally that marshalls will direct people over the top, using the highwalks. Will this be 24 / 7? That proposed route would be closed

to People with Restricted Mobility using a walking stick, a wheelchair or a scooter. Will there be a mass of City workers and visitors who normally navigate via the tunnel on Thursday, Friday, Saturday and Sunday nights, now wandering over Beech Gardens (close to Lauderdale Tower) and the Ben Jonson Highwalk?

- 14) We cannot help but wonder if the applicant appreciates the extent to which residents use this tunnel on a daily basis, use the bus route through it, and find it a convenient covered location for hailing black cabs. Much more thought should be given to the proposed length of closure. People with Restricted Mobility rely on being able to use the pavements in the tunnel to go about their daily activities.

There are Public Safety considerations

- 15) The applicant had no knowledge of whether, or not, the LFB might need easy access to the tunnel in case of fire etc in SHAKESPEARE TOWER, FROBISHER CRESCENT, DEFOE HOUSE or LAUDERDALE TOWER. This concerns us.
- 16) The applicant had no knowledge as to whether the BEN JONSON and other residents' CAR PARKS vented into the tunnel (this would include the DEFOE HOUSE / SHAKESPEARE TOWER car park). This has implications for patrons' safety as well as the safety of residents using the car parks.
- 17) The "Audience Space" showed on the plan is not smooth and level. Most unusually, this carriageway is cambered down towards the middle (not down towards the outer edges). Part of the space has a central reservation, which for part of its length has a very uneven upper surface. There are a number of drainage grills in the carriageway close to the central reservation. This reservation and the pavements have sharp edges. The carriageway itself is not smooth and even, and it contains a number of utility chamber covers. We question whether this space is suitable for the quantity and range of patrons proposed, not least because we understand that the applicant wishes to turn off the street lights in the audience space and project "constantly evolving patterns of light responding to the music" on the walls and ceiling of the audience space.
- 18) We would like to be assured that the applicant will NOT have the street / tunnel lights turned off in the portion of the tunnel that is not in the audience space.

We are more than willing to work with the applicant to reach solutions to address our concerns, but we fear that such resolutions will not be in place before the Licensing Committee hearing.

I am more than willing to appear before the committee to give further explanations,

Yours sincerely,
Robert B. Barker
for Lauderdale Tower House Group Committee