



Planning Applications Sub-Committee

ADDENDUM

Date: TUESDAY, 21 FEBRUARY 2023

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

4. FRIARY COURT, 65 CRUTCHED FRIARS

For Decision
(pages 3-40)

Ian Thomas
Town Clerk and Chief Executive

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Committee:	Date:
Planning Applications Sub-Committee	21 st February 2023
Subject: Addendum Report no.1 for Agenda item 4. Friary Court 65 Crutched Friars London EC3N 2AE	Public

Additional Representations

Two additional letters of support have been received from the following Members:

- Eamonn Mullally
- Matthew Bell

Additional letters have been received in support of this application especially in relation to the provision of the Migration Museum:

- Yasmin Waljee - Hogan Lovells
- Professor Haidy Geismar – UCL
- Professor Frances Corner OBE - Warden of Goldsmiths University
- Joanna Lumley
- Hilary McGrady – Director General for The National Trust
- Edmund de Waal
- Margot Finn – UCL
- Mark Anstee - Pearson Edexcel
- Sir Ian Blatchford - Director and Chief Executive, Science Museum Group
- Riz Ahmed – Left Handed
- Clara Cirdan
- David Lasserson - Director, Brunswick Arts
- Sammie Yochelson
- Petra Pakozdi
- Simon Robinson
- Maria Aliboni
- Babita Sharma – Corner Shop Media

An additional letter of objection has been received from a member of the public that is unable to attend committee to speak and would like this letter to be considered by the committee.

- Keith Mansfield

Officers have considered all the additional representations that have been made and consider that no additional substantive points have been raised and all matters are addressed in the officers report.

Amended Plan

The applicant has submitted an amended plan showing an updated layout to provide an additional accessible room at this level. This is required to ensure that a policy compliant number of accessible rooms are provided. Due to the amendments the proposed development would now deliver 769

student rooms. As such, the description of development has been amended to reflect this and condition 72 to be updated to reflect the amended drawing number.

Fact Sheet

The fact sheet at the start of the committee report included an image within row 14 (whole life-cycle carbon options) for *option 2* which was incorrect. The correct image below factually represents the amount of retained structure in the option that was tested.

14. WHOLE LIFE-CYCLE CARBON OPTIONS



	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	kgCO ₂ eq/m ²			
Whole Life Carbon	2,733	2,186	2,228	2,163
Operational Carbon	1,183	1,126	1,126	1,126
Embodied Carbon	946	1,003	1,102	1,037
	Tonnes CO ₂ eq			
Whole Life Carbon	29,385	42,093	50,046	60,218
Operational Carbon	16,325	22,263	25,298	31,352
Embodied Carbon	13,060	19,830	24,748	28,866

Additional Documents:

Level 20 Floor Plan – 65CF-3XN-XX-DR-AX-1220

Additional Background Papers:

Eamonn Mullally, email, 12/02/2023

Matthew Bell, email, 16/02/2023

Yasmin Waljee - Hogan Lovells, letter, 01/02/2023

Professor Haidy Geismar – UCL, letter, 14/02/2023

Professor Frances Corner OBE - Warden of Goldsmiths University, letter, 13/02/2023

Joanna Lumley, letter, 13/02/2023

Hilary McGrady – Director General for The National Trust, letter, 13/02/2023

Edmund de Waal, letter, 13/02/2023

Margot Finn – UCL, letter, 13/02/2023

Mark Anstee - Pearson Edexcel, letter, 13/02/2023

Sir Ian Blatchford - Director and Chief Executive, Science Museum Group, letter, 14/02/2023

Riz Ahmed – Left Handed, letter, 11/02/2023

Clara Cirdan, letter, 14/02/2023

David Lasserson - Director, Brunswick Arts, letter, 13/02/2023

Sammie Yochelson, email, 14/02/2023

Petra Pakozdi, letter, 16/02/2023

Simon Robinson, email, 13/02/2023

Maria Aliboni, letter, 16/02/2023

Babita Sharma – Corner Shop Media, letter, 13/02/2023

Keith Mansfield, letter, 16/02/2023

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February 16th, 2023

Dear City Planning Administration

**Re: Planning Application for Friary Court, 65 Crutched Friars, London EC3N 2AE:
22/00882/FULMAJ**

I apologize for not being present at the planning meeting to discuss the proposed development at Friary Court, 65 Crutched Friars in person. The short notice of the meeting means I am unavoidably away on business. However, given the surprising news that the Committee thus far recommends acceptance of the proposed development, I would like to reiterate my objection and focus on three key points as to why the application should be refused.

1. I am a book publisher and author, and spoke at a recent planning meeting in favour of turning Customs House into a museum and gallery site, so it should go without saying that I am happy to read of a proposal for a new museum within the Ward and City, further enhancing our cultural offering. However, it would be disingenuous to believe that the proposed museum has anything other than an ephemeral connection to this particular application. There are myriad businesses within the Square Mile that would be proud to host such a museum. Many would be competing for it. It could even be housed in the existing building without the significant climate costs of demolition and rebuilding. Fairly obviously, this is a Trojan horse on the part of the developers in an attempt to sneak their main proposal through under its cover. I hope the Planning Committee is not so naïve as to be so easily duped as Priam, and will see it for what it is. To consider the Museum as an integral part of the proposed development, when it could very easily be situated anywhere else in The City (surely far better in an office building than incorporated into student accommodation), would be willfully disingenuous of the Committee. The student accommodation must be considered solely on its own merits or any decision will be flawed.

2. What, then, are the merits of demolishing office space to bring a further 780 student flats into the Ward? The City of London's very own strategic plan calls for a significant increase, not a decrease, in office space, as part of the core strategy to "To maintain the City's position as the world's leading international financial and business centre". It targets the Ward as the place to further grow our expertise in the insurance industry – your own plan notes "developments across the City will provide scope to reinforce these specialist clusters and to strengthen the overall 'critical mass' of the City as hub of financial and business services". I point out that 65 Crutched Friars is rather less than a stone's throw from Lloyds Avenue itself. The addition of such an enormous number of new student residences would add greatly to the strain on local residence amenities, yet the City's own strategic plan already notes "The Index of Multiple Deprivation suggests that the east of the City (Portsoken) is deprived compared to the rest of the City and should be a focus for work to reduce health

inequalities within the City” and further that “Housing will continue to be discouraged in locations where it would conflict with the City’s business role or provide poor residential amenity.” The student plan comes with very many extra users but no provision of extra amenity, putting even further strain on the current situation you have tasked yourselves with improving.

Rather than aligning with the City’s plan, the proposed development would appear to drive a coach and horses through it! And, talking of coaches and horses, the Lord Mayor himself as well as all our local representatives (those allowed to express an opinion and not on The Committee), and all local residents are opposed. Does local democracy count for nothing whatsoever with the Planning Committee? Further, local businesses are opposed to the plan because students, as opposed to permanent residents, rarely spend money in the Ward. Instead, our businesses want permanent residents and office workers or visitors such as the high net worth occupants of the four- and five-star hotels here in the Ward to be the dominant players contributing to a vibrant local economy.

Clearly, by its own measures, the Planning Committee should oppose the proposal for student housing.

3. Those first two points come from the head, but the last is more from the heart. I care deeply about the future, and that includes the future of the City of London. I’ve even written a book on how to make the future better for Humanity. The City is a unique place in the world, that has stood the test of time. It is a draw to the rest of the world because of its character, history, tradition, verve, innovation, and more. The thing that provides its strength is its long-terminism. Like the other residents of the Ward who are all so opposed to this plan; like the local businesses who are all so opposed to the plan – I am thinking of Tower Ward ten, twenty or a hundred years or more into the future. The Planning Committee also has a responsibility to think of the future and not any immediate short-term gain. You have a deep responsibility to those who come after you.

I suggest that the Planning Committee does not possess the moral right to impose this unwanted development and unilaterally redirect the future of Tower Ward, turning it overnight from the place it is now into a student-dominated neighbourhood with a staggering proposed 120% increase on an already large student population. If such an egregious decision were taken, the wrong you would be doing cannot be corrected by a future Planning Committee. It would be too late. Once it is gone, it is gone forever. You have a great responsibility to the future of Tower Ward as well as to its present. As such, you cannot and must not allow this development to proceed.

Yours faithfully

Keith Mansfield

Resident, Tower Ward

1 February 2023

Jessica Robinson
City of London Corporation
Guildhall
EC2P 2EJ

Yasmin Waljee
Partner, International Pro Bono
[REDACTED]
D 0208 296 2000

Dear Jessica

DEVELOPMENT PROPOSALS AT 65 CRUTCHED FRIARS, CITY OF LONDON, EC3N 2ES

I am writing as a letter of support for the Migration Museum regarding the above planning application. The Migration Museum is an inspiring organisation and a permanent museum Migration Museum will be a valuable and long-overdue addition to Britain's cultural map in the heart of the City which could not be more a resonant or appropriate place.

Hogan Lovells has a long-standing relationship as proud sponsors of the Migration Museum and can attest to the high quality of their exhibitions and events, the importance of their wide-ranging education programme for schools and other learners, and their value as a place-maker for local communities including as a stimulus for skills-building driving pathways into the creative industries and as a venue for corporate Diversity, Equity and Inclusion training.

We also feel given the proximity to our office it would be a useful venue hire for events with clients and given an historic and aesthetic background to our Inclusion commitments.

Hogan Lovells will be playing a critical role in delivering the museum's permanent home by providing all legal advice and support pro bono and will continue to support the museum in this in the museum's permanent home and anticipates a long and mutually beneficial close relationship with the Migration Museum for many years to come.

The Migration Museum has a game-changing once in a lifetime opportunity to create a permanent museum that is both deliverable and viable in the City (rent and service charge free 60 Y term, £0.5m contribution to capital campaign and guarantee to underwrite first 3 years' running costs) from property company chief Sukhpal Ahluwalia who was a refugee to Britain with a remarkable story of his own.

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Yours sincerely

A large black rectangular redaction box covering the signature area.

Yasmin Waljee
Partner, International Pro Bono

**LEFT
HANDED**

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)

11 February 2023

Dear Mrs Robinson,

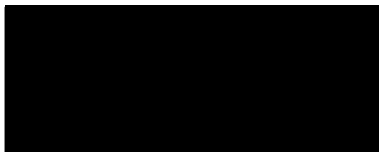
I have been a champion of the Migration Museum for many years and I strongly support the above application for planning consent, which could deliver the museum the permanent home that they have been seeking for so long.

I believe that the Migration Museum is a truly important new cultural institution for the UK. Understanding the UK's history of migration is vital for understanding our past, present and future as a nation. And yet so often our migration histories are invisible in public heritage spaces.

Greater representation of people from diverse demographic backgrounds is crucial in the arts and culture industries and I really welcome the museum's work in engaging audiences that are significantly more varied than the average for London museums, as well as their promotion of career pathways to drive greater diversity in the creative industries.

I am excited by the prospect of a high-profile permanent Migration Museum for Britain and will continue to support the capital campaign to ensure that it is delivered as a first-class new attraction for London and the nation.

Many thanks for your consideration,



Riz Ahmed

Zdunik, Rafal

From: Mullally, Eamonn
Sent: 12 February 2023 16:06
To: Robinson, Jessica
Subject: FW: Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Mullally, Eamonn
Sent: 12 February 2023 16:04
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:

Dear Planning Officers and Committee,

Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE: 22/00992/FULMAJ

I write in support of the above planning application,

As a former resident of Trinity Square, now a member for the ward of Farringdon Within and a member of the Culture, Heritage and Libraries committee, I believe it will add significant value to the local area, the City, London and the United Kingdom.

The combined offering of Student accommodation and the outstanding Migration Museum will help to bring life to the area which of itself will make it more attractive to residents and City workers alike, not to mention visitors who will have an additional attraction, a reason for venturing into the City. Those who know the Migration Museum cannot fail to be impressed by the excellence of the way in which it curates this topic in an inclusive and balanced way. Engaging effectively and celebrating the lives of those who have so generously contributed to the cultural diversity that make London a Global City. The way it simultaneously entertains visitors and educates future generations through its school's programme, is inspirational.

Living in Trinity Square for much of 2018, I observed visitors arriving at Tower Hill tube station would head directly to the Tower of London and not the City. When asked if they would wish to see the City the response was invariably one of surprise with reactions such as 'it's just another Central Business District', 'it has nothing to offer visitors' or 'We have seen all real the history, it is in Westminster'.

The proposed siting of the Migration Museum here will give the City an important cultural asset. An opportunity for its story to be told, the story of so many of us, the story of migration to a significant new audience. In doing this it will bring more visitors in to the city. I believe it will act as a gateway attraction, as once visitors have discovered the City, they will wander further to Aldergate Square, or the Garden at 120 Fenchurch Street, Leadenhall and beyond. This would be a valuable addition to Destination City

As a resident of Trinity Square (2018) I regularly walked my dog through Crutched Friars and Lloyd's Avenue, and observed these streets were usually devoid of people outside of the working day and on weekends making them feel unsafe and potential areas of street crime.

Locating student accommodation here will mean there are more people on the street outside of Monday to Friday core working hours making the street feel more secure for all.

In summary I believe this development will be an important and valuable contribution to the area and deserving of your full support.

Kind Regards,

Eamonn



Eamonn Mullally
Common Councillor for Farringdon Within
Be a Community Entrepreneur!

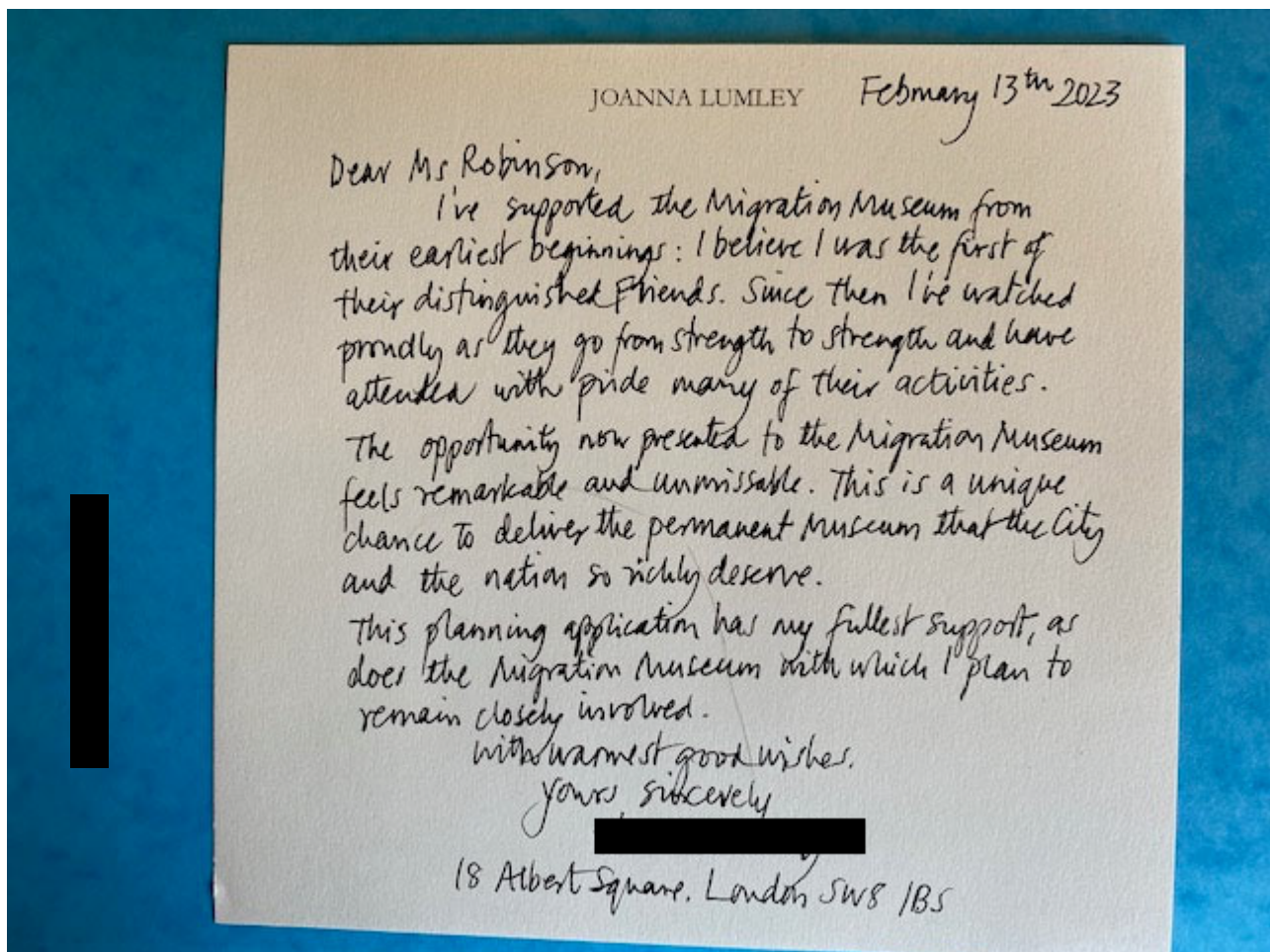


Zdunik, Rafal

From: Joanna Barlow <[REDACTED]>
Sent: 13 February 2023 14:35
To: Robinson, Jessica
Subject: From Joanna Lumley. Urgent

Follow Up Flag: Follow up
Flag Status: Flagged

THIS IS AN EXTERNAL EMAIL



Sent from my iPhone

41 Stukeley Road
Huntingdon PE29 6HG

13 February 2023

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Ms Robinson,

**Re: Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES
(application ref: 22/00882/FULMAJ)**

I am writing to you in a personal capacity to support the above application.

I am the Product Manager for Secondary History Qualifications at Pearson Edexcel. In response to requests from teachers and students that we provide opportunities for more diverse and representative histories, I oversaw the addition of the Migrants in Britain thematic study to our GCSE History specification, something that has been an important component to Pearson's commitment to diversity, equity and inclusion.

As part of the development of this new thematic study, we consulted with the Migration Museum, who not only offered useful feedback but also kindly agreed to host the launch event for Migrants in Britain in October 2021, their Director of Learning and Partnerships expertly chairing the panel discussion. We continue to explore ways in which we can deepen our partnership with the Migration Museum, and we encourage teachers to contact the Migration Museum to make the most of their expertise and training offer as they build up their subject knowledge and confidence in preparing to teach the Migrants in Britain option.

We are confident that Migration will become an established and popular thematic study for GCSE History. Entries for the summer 2023 series will exceed our expectations. Recent research has indicated that 12% of our GCSE History centres intend to switch to Migration in the coming years, and a further 24% are considering switching. At a conservative estimate, within a few years we expect 30–40,000 students will be taking Migration each year; that number can be doubled for the total number of students across the awarding bodies.

The Migration Museum is an inspiring organisation that touches and will continue to touch ever more the lives of many history students (and future historians) in the coming years as they explore this rich and complex story. I can't think of a more suitable permanent location for it than in the heart of the City of London, a place steeped in history and shaped by migrants and by its interactions with the wider world. The new location also provides excellent transport links and will be readily accessible to visitors from London, the south-east, and the country more widely, bringing thousands to the square mile who would otherwise not visit.

The Migration Museum has been given an excellent opportunity to create a permanent museum that is both deliverable and viable, and it is all the more heartening that this

opportunity comes from the kindness of Sukhpal Ahluwalia, himself a refugee to Britain with a remarkable story of his own.

I urge the Planning Sub-committee to approve this application.

Best wishes,
Mark Anstee

Product Manager
Secondary History
Pearson Edexcel

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Ms Robinson,

13th February 2023

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)**

I am a keen supporter and distinguished friend of the Migration Museum and I was proud not only to open the museum's current exhibition *Taking Care of Business: Migrant Entrepreneurs and the Making of Britain* but also to guest-curate the 'Corner Shop' featured in that exhibition based on my parents' shop in which I grew up. It is of utmost importance that we have a high profile permanent Migration Museum in Britain to tell the story of who we are. The museum's lively, engaging approach showcases the rich history of multicultural Britain in unique and creative ways, providing a valuable insight into the world around us.

I strongly support this application for planning consent and look forward to being closely involved with the Migration Museum for many years to come.

Yours sincerely,



Babita Sharma
Broadcaster & Author

Corner Shop Media
85 Great Portland Street
London
W1W 7LT

Goldsmiths, University of London
New Cross, London SE14 6NW
www.gold.ac.uk
Tel +44 (0)20 7919 7171

Ms Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London
EC2P 2EJ

Email: [REDACTED]

13 February 2023

Dear Ms Robinson,

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

I am writing in my capacity as Warden of Goldsmiths University in support of the above planning application which would afford the Migration Museum a permanent home. Goldsmiths has been a long-standing collaborator of the Migration Museum, providing academic oversight and contributions for several of the museum's exhibitions from members of the academic staff. The museum has hosted numerous undergraduate and post-graduate students from academic departments across the university (including History, Anthropology, Politics, English, Cultural Enterprise, Social Therapeutic and Community Studies, Visual Cultures and more) who have undertaken placements embedded in the museum as part of their studies. This has been incredibly valuable to these students who, in turn, have supported the museum with exhibition research and installation, archiving, and public engagement including giving local migration history walking tours and the like. Groups of Goldsmiths students frequently also visit the Migration Museum with their tutors for facilitated workshops where migration is relevant to a particular area of study, and members of the Migration Museum team from time to time also give guest lectures at Goldsmiths to support a range of studies.

The Migration Museum is one of the 12 anchor institutions underpinning the Goldsmiths Civic University Agreement 2021-24 which sets out a vision and action plan to improve the lives of people in Lewisham, making Lewisham an inclusive place to live, work, create and learn. Currently the Migration Museum is undertaking an extensive People's Panel consultation to establish how the museum can best add value for local people, and this is being evaluated by a member of our academic staff who lectures in our MA in Community Studies.

I can vouch for the Migration Museum as an organisation that has a strong commitment to delivering local community benefit and which also provides first-class, hands-on practical support for students across a wide range of disciplines.

Our relationship with the Migration Museum has been built up over many years and I am certain that we will continue our mutually beneficial relationship wherever the museum is located. The City of London feels like a natural place for this nationally important institution to find a permanent home.

Yours sincerely,

A large black rectangular redaction box covering the signature of Professor Frances Corner. A small grey arrow points to the right from the right edge of the box.

Professor Frances Corner OBE
Warden

13th February 2023

Jessica Robinson
Principal Planning Officer
City of London Corporation Guildhall
EC2P 2EJ

Dear Ms Robinson,

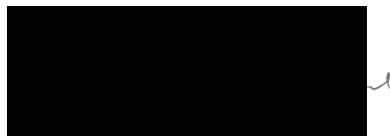
**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)**

As a long-standing friend and supporter of the Migration Museum I strongly support the above proposal for planning consent that would provide the museum with the high-profile home they have been seeking so long.

The Migration Museum offers a chance to examine and celebrate the centrality of migration to our culture. Their vision and vibrant programme engages with a wide range of people and communities, creating a sense of belonging. Having a permanent home is long overdue and I'm proud to be involved with this tremendous institution.

I look forward to continuing my association with the Migration Museum and hope to engage in many fruitful collaborations in future.

Yours sincerely,



Edmund de Waal



UCL

13 February 2023

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Ms Robinson,

I am writing in my dual capacity as a Trustee of the Migration Museum and as a university teacher and personal tutor familiar with current student behaviour, in response to the letter of objection (15 December 2022) to the above planning application supplied by the Lord Mayor and associates.

The chairman of the Migration Museum, Charles Gurassa has already written to you and your colleagues (30 January 2023), on this matter, and I am in wholehearted agreement with his statement on behalf of this extraordinary opportunity to provide a permanent home for the Migration Museum in the City of London. As an historian of Britain, I am acutely aware of the myriad ways in which not only the City but wider London and Britain have been shaped and enriched by our centuries-long migration stories. The Migration Museum team's in-person and online programmes already explore and showcase this history to a national and international audience of several thousands each year. The proposed permanent museum site would allow us to scale these activities up very substantially, enriching our offer to school children, families, community groups, tourists and others while expanding our commercial and training offers to unprecedented new levels. This is a hugely exciting possibility at a time when the imperative to enhance public understanding of migration and its British histories is exceptionally timely and pressing.

As a university-based academic, I must also question some of the assertions made in the Lord Mayor's letter of objection, which I note were stated in generic terms without corroborating evidence. The letter of objection, for example, asserts that students 'spend the majority of their time at university and student focus establishments away from the ward'. This statement may have been true in the pre-pandemic, pre-broadband era of higher education, but it is hardly the case today, outside vocational courses such as medicine and nursing. (I have just now completed 3 hours of undergraduate student appointments, 'seeing' 4 students in person in Bloomsbury and 8 from their off-campus flats via Teams, for example). Further, the letter of objection states that 'students will have similar expectations as residents from the Corporation for local services including GP, sexual health, mental health and wellbeing'. In fact, these are areas in which London's universities have in the past 5 years in particular invested very heavily, providing new on-campus and online staffing and facilities to reduce the impact of student populations on local services. UCL's Ridgeway Medical Practice for example (<https://www.ucl.ac.uk/students/news/2020/dec/registering-gp-ridgmount-practice>)

provides students across a broad swathe of London with a wide range of medical services. Students are actively encouraged to register with the practice's GPs at the outset of their studies. Extensive mental health and wellbeing services are likewise provided by UCL's Support and Wellbeing teams (<https://www.ucl.ac.uk/students/support-and-wellbeing>). Facilities and services such as this, which were at best thin on the ground a decade ago, are now an essential aspect of the investment all universities make in their students and their wellbeing.

I very much hope that in weighing the potential of the Dominvs/Migration Museum planning application you and your colleagues will recognise what an exceptional opportunity this is for the City to step forward as the champion of Britain's first permanent Migration Museum. As an educational resource for schools and communities, a local amenity for businesses, a go-to destination for families and tourists and a physical recognition of the City's identity as a magnet for migration through the centuries, this development promises to enrich a multitude of aspects of London and national life. I strongly recommend it to your full consideration this month.

Sincerely,



Margot Finn
Astor Professor of British History, UCL

Email:





**National
Trust**

Ms J Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London
EC2P 2EJ

Email: [REDACTED]

Executive Assistant: [REDACTED]

13 February 2023

Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)**

I am writing in my capacity as Director General of the National Trust to support the above application which will establish a long overdue permanent home for the Migration Museum.

The National Trust has been involved with the Migration Museum over many years principally as a founding partner of its successful Migration Network, an organisation that links hundreds of museums and heritage organisations nationally through regional events to amplify migration storytelling in as many settings as possible. It has been gratifying to see the Migration Network grow into a valuable sector-supporting role bringing out and sharing migration stories that are sometimes surprising and hidden in diverse locations across the UK.

The Trust has also co-created exhibits with the Migration Museum and highly values the museum's successful approach to engaging audiences that are unusual for museums. Several teams of National Trust curators and audience experience professionals have made learning trips to the Migration Museum using it as a case study in their ongoing professional development.

I know the leadership team at both trustee and executive level and believe them capable of delivering this exciting project. A prominent high-profile Migration Museum that embraces and foregrounds Britain's complex and fascinating history of immigration and emigration over the centuries would be a welcome addition to the City of London and the nation.

We are excited by the Migration Museum's innovative plan to complement the London site with pop-ups in shopping centres nationally and look forward to continuing to work with the museum both in London and in locations across the UK in future.

Yours sincerely

Hilary McGrady
Director-General

National Trust
Heelis
Kemble Drive
Swindon
SN2 2NA
Tel: +44 (0)1793 817400
Fax: +44 (0)1793 817401
www.nationaltrust.org.uk

Chair: René Olivieri
Director-General: Hilary McGrady

Registered office:
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

13 February 2023

Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)**

I am writing to express my strong personal support of the above proposals.

I have known the team at the Migration Museum for many years and have been impressed by the progress they have made from very small beginnings to now delivering a vibrant cultural offer in the heart of Lewisham Shopping Centre.

I have long been involved in telling migration stories, as a writer for the Jewish Chronicle and the Jewish Quarterly. In particular as a former arts journalist I am aware that cultural institutions are able to communicate highly effectively about the central importance of migrant communities, in a climate where education on this matter is essential. In my work as a consultant at Brunswick Arts, with arts organisations and also with corporates, I am aware of the excellent work that the Migration Museum has made possible in Lewisham, and the extraordinary potential it has to deliver from new base in the City. In particular, I anticipate that the museum's role as a provider of training for corporate DEI departments would be much in demand.

The museum has shown a great capacity to generate partnerships with organisations across sectors, including as an education partner or in generating powerful content. The stories of migration are often highly sensitive, and the museum's Migration Network, which shares best practice across organisations in delivering such stories appropriately, is an important and innovative asset. A permanent Migration Museum in the City, where evidence of migrant communities dates back centuries, is a very exciting prospect and I encourage the Planning Sub-Committee to approve the application.

Yours sincerely,



David Lasserson
Director, Brunswick Arts

86 Hertford Road
London N2 9BU

Zdunik, Rafal

From: Simon Robinson [REDACTED]
Sent: 13 February 2023 12:55
To: Robinson, Jessica
Subject: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

Follow Up Flag: Follow up
Flag Status: Flagged

THIS IS AN EXTERNAL EMAIL

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

[REDACTED]

Dear Ms Robinson

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

I am writing to support the proposal for The Migration Museum to permanently relocate to the above address.

Shakespeare Martineau LLP, and in particular my team in London, have had the pleasure of supporting The Migration Museum for over 3 years offering pro bono legal advice on many occasions.

We have used the museum as a venue for team-building/DEI training which was inspiring because the stories told at the Museum touch and affect so many people regardless of their current position. Each visit has surprised the attendees in terms of engagement and provided appropriate, relevant context for conversations about diversity in the workplace and across the full spectrum of business.

The Migration Museum is an inspiring organisation and a permanent museum will be a valuable and long-overdue addition to London and Britain's cultural map and the City could not be more a resonant or appropriate place for it. We can attest to the high quality of the Museum's exhibitions and events and we would very much welcome the Museum coming to the City.

The Development Proposal for 65 Crutched Friars presents The Migration Museum with an unparalleled and game-changing opportunity to create a permanent museum that is both deliverable, viable in the City and provided by a property company run by a CEO who is himself a refugee to Britain with a remarkable story of his own.

Your sincerely,

Simon Robinson

Simon Robinson
Partner

D [REDACTED]

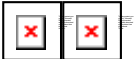
F [REDACTED]

Main T 0207 264 4444 ext 4435



Shakespeare Martineau

60 Gracechurch Street, London, EC3V 0HR
DX700 London City



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The Science Museum Group:

Science Museum, London
National Science and Media Museum, Bradford
Science and Industry Museum, Manchester
National Railway Museum, York
Locomotion, Shildon

group.sciencemuseum.org.uk

**SCIENCE
MUSEUM
GROUP**

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

14 February 2023

Dear Ms Robinson,

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES
(application ref: 22/00882/FULMAJ)**

I am writing in support of the above planning application that will include a much-needed permanent premises for the Migration Museum.

Having been a distinguished friend of the Migration Museum for nearly 10 years, I have taken real interest in their considerable progress over that time. I am delighted to be associated with a project that promotes sane argument and the benefit of diversity. Our two institutions have collaborated on a number of occasions, including sharing some of the Science Museum's remarkable collection of images of migration and collaborating on exhibitions. The Migration Museum is part of a forthcoming discussion event at the Science Museum about the significant contribution that migration has made to the NHS over 75 years. I look forward to continuing cooperation as the Migration Museum grows and develops further.

I strongly support the above application for planning consent that would provide the museum with the high-profile home that they have been seeking for so long. I know how rarely opportunities of this kind arise for cultural institutions and I urge the Planning Sub-Committee to approve this application that will allow the Migration Museum to continue to thrive in such a prominent and exciting location where it can achieve maximum impact.

Yours sincerely,



Sir Ian Blatchford
Director and Chief Executive, Science Museum Group

T
E 

Zdunik, Rafal

From: Sammie Yochelson [REDACTED] >
Sent: 14 February 2023 19:35
To: Robinson, Jessica
Cc: sophie@migrationmuseum.org
Subject: Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

Follow Up Flag: Follow up
Flag Status: Flagged

THIS IS AN EXTERNAL EMAIL

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Ms. Robinson,

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

My name is Sammie Yochelson and with this letter, I would like to express my support to The Migration Museum in finding a permanent home in the City of London.

In November of 2021 I visited the Migration Museum for the first time as a student originally from the United States, as part of my course studying for a Masters degree in Museum Practice at Goldsmiths, University of London. I immediately fell in love with the museum and the way they shared the stories of migration to and from the U.K., which is something I felt particularly connected with as an international student myself. I began volunteering at the Migration Museum shortly after my first visit, assisting with the installation of their current exhibition, *Taking Care of Business*, as well as collecting audience surveys and helping with front-of-house duties. In addition to volunteering I conducted research at the Migration Museum for my post graduate thesis, interviewing staff and learning about the creative processes and core values of the museum and their exhibitions. This growing and mutually beneficial relationship with the museum was an integral part of my studies, providing me with valuable first-hand experience and tailored mentoring in my chosen field of study.

Having a museum such as the Migration Museum actively engaged with students such as myself has been so beneficial and encouraging, particularly seeing as entering the field of museums and heritage can be extremely difficult and competitive. They have facilitated both academic and practical training, as well as career support for myself and other students alike, and have been invaluable to helping me move forward in my long term career goals in the U.K. The team at the museum has been extremely welcoming and encouraging, dedicating their time to train and support me in a way that is useful for developing the skills most useful for my career.

I have now been actively engaged with the museum for almost two years, and am so proud to say that I have joined the core team as a Freelance Gallery Supervisor and Exhibition Tech Assistant since graduating. Aside from helping me develop skills in communication, teamwork and exhibition work, the museum has also helped me connect with my local community in new and meaningful ways, seeing as they are so community-oriented, collaborative, inclusive and welcoming. Many of the student volunteers and placements I worked with were from abroad, all with extremely varied backgrounds and career goals, but we were all connected, welcomed and supported by the Migration Museum.

Overall, the relationship between the Migration Museum and students is integral and beneficial for both parties, particularly in helping with the museum's education and community outreach goals. The support shown from the Migration Museum towards students is invaluable to our ability to continue to contribute to our communities in a positive way and develop new ways of sustaining more engaged, long-term communities. Having a permanent home in the City of London will allow the museum to continue and expand the incredible and unique work they do, and will allow them to reach and connect with wider audiences on a larger scale.

Thank you for your time.

Kind regards,
Sammie

Zdunik, Rafal

From: Bell, Matthew
Sent: 16 February 2023 11:55
To: Robinson, Jessica
Subject: Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:

Follow Up Flag: Follow up
Flag Status: Flagged

Afternoon Jessica,

I would like to add my support and agreement to the email below from Eamonn Mullally.

Best wishes,
Matthew

Matthew Bell. MSc.
Common Councillor for the Ward of Farringdon Within
The City of London Corporation

From: Mullally, Eamonn
Sent: 12 February 2023 16:04
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:

Dear Planning Officers and Committee,

Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE: 22/00992/FULMAJ

I write in support of the above planning application,

As a former resident of Trinity Square, now a member for the ward of Farringdon Within and a member of the Culture, Heritage and Libraries committee, I believe it will add significant value to the local area, the City, London and the United Kingdom.

The combined offering of Student accommodation and the outstanding Migration Museum will help to bring life to the area which of itself will make it more attractive to residents and City workers alike, not to mention visitors who will have an additional attraction, a reason for venturing into the City. Those who know the Migration Museum cannot fail to be impressed by the excellence of the way in which it curates this topic in an inclusive and balanced way. Engaging effectively and celebrating the lives of those who have so generously contributed to the cultural diversity that make London a Global City. The way it simultaneously entertains visitors and educates future generations through its school's programme, is inspirational.

Living in Trinity Square for much of 2018, I observed visitors arriving at Tower Hill tube station would head directly to the Tower of London and not the City. When asked if they would wish to see the City the response was invariably one of surprise with reactions such as 'it's just another Central Business District', 'it has nothing to offer visitors' or 'We have seen all real the history, it is in Westminster'.

The proposed siting of the Migration Museum here will give the City an important cultural asset. An opportunity for its story to be told, the story of so many of us, the story of migration to a significant new audience. In doing this it will bring more visitors in to the city. I believe it will act as a gateway attraction, as once visitors have discovered the

City, they will wander further to Aldergate Square, or the Garden at 120 Fenchurch Street, Leadenhall and beyond. This would be a valuable addition to Destination City

As a resident of Trinity Square (2018) I regularly walked my dog through Crutched Friars and Lloyd's Avenue, and observe these streets where usually devoid of people outside of the working day and on weekends making them feel unsafe and potential areas of street crime.

Locating student accommodation here will mean there are more people on the street outside of Monday to Friday core working hours making the street feel more secure for all.

In summary I believe this development will be an important and valuable contribution to the area and deserving of your full support.

Kind Regards,

Eamonn



Eamonn Mullally
Common Councillor for Farringdon Within
Be a Community Entrepreneur!

Zdunik, Rafal

From: Bell, Matthew
Sent: 16 February 2023 11:55
To: Robinson, Jessica
Subject: Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:

Follow Up Flag: Follow up
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Kind Regards,

Eamonn



Eamonn Mullally
Common Councillor for Farringdon Within
Be a Community Entrepreneur!



Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

Dear Ms Robinson ,

My name is Cirdan, PhD candidate at the LSE in the Sociology department. I am writing this letter in support of The Migration Museum in finding a permanent home in the City of London. I speak from a position of both volunteer and researcher at the Migration Museum. Originally from Romania, I lived in the UK for 4 years now and have been collaborating with the Migration Museum since 2021.

I'd like to first draft my response in relation to the objection letter against the building of a student residency. It was worrisome to see how the issue was framed, especially regarding students perceived as non-residents. Beyond my personal experience of being a student in the city for the past 4 years, I have also worked in student accommodation in London and held positions on student engagement at the university in the past, which means I got access to how students live their life and contribute to their locality. No student experience is the same, but what is true for most is the desire to connect and be part of a community. True, this community often has the student accommodation as starting point, but most engagement takes place outside the halls; students do not want to stick to their rooms and they are keen to explore and be a part of London's cultural and social life – especially if coming for shorter stays. A sense of community is not a transactional business where citizens are considered residents only as long as they contribute financially to the local business. It goes beyond that and involves long-term commitments in the local area, engagement with other residents through volunteering among others. The consumer aspect is an addition, part of a larger experience, not the way communities and local engagement takes place. Thus, arguing that students contribute less to the residential life because they spend less in restaurants is a complete reduction of what being a resident entails.

Moreover, given the nature of residencies, many of the activities do actually involve collaborations with the local business. Because the body of students is international we wanted to celebrate each culture – and it helps to be situated in a well-known area for cultural diversity in London. To give some examples of activities done from the time I worked in a residency hall around Tower Hill: we organized pub nights, pizza evenings, Chinese New Year, Indian festival of lights – all in collaboration with local restaurants, as well as cycling and running groups around the area. These all took place in the pandemic when most business have been

partially or fully close so that we provided each household with food or ingredients to make their own pancakes in order to cater for a sense of community.

The second aspect I want to highlight is volunteering. I worked with the Migration Museum, both as volunteer and freelancer for different projects since 2021. One of the longest standing positions I had was to be involved in front of house, and to take evaluation surveys from the visitors. This allowed to observe the activities and the engagement with the local audiences. Students often came to volunteer and frequently stayed longer than they had initially planned. In my case, the involvement still continues, even though the initial plan involved a 4-month collaboration. This is partially because, for me and many other students I had the chance to speak to, the museum feels as a home away from home, a space for engaging with different cultures - and your own, in many cases. The kind of activities one can be part of at the museum ranges from: museums stories, arts and craft workshops, taking interviews with migrants for future exhibitions, curation assistance, educational workshops and many, many others.

Since the museum tackles stories of migration at its core and given that many students are international or have families living abroad, the topic already means that many students can relate and engage with it from a familiar place. Having a shared location between the museum building and the student body means that the relationship could become stronger and contribute to that sense of community that is at the core of being a resident; students, other local residents, and tourists could come together in this space to interact, learn with and from each other within a complex and culturally rich hub at the heart of London.

I thus fully support the museum in finding a permanent home in the City of London, sharing the location with student accommodation.

Best regards,

Clara Cirdan



UCL

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Ms Robinson

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

I am writing as inaugural Director of UCL's School for the Creative and Cultural Industries and as a social anthropologist with extensive experience of working in partnership with cultural practitioners including curators, community groups and artists, in support of the above planning application.

UCL has had long-standing involvement with Migration Museum and has provided academic oversight and made various contributions to the museum's exhibitions and events over the years. A number of our students including an Anthropology PhD student who I supervise have undertaken significant placements with the Migration Museum and I can say, from my own experience of supervision, that this is an incredibly valuable experience for students that substantially enriches their studies, whilst also providing research and assistance for the museum that is useful on a practical level.

At UCL we are keen to deepen our engagement with the Migration Museum and are currently exploring ways in which we can jointly apply for funding to further academic projects, in particular effecting knowledge exchange through public engagement, whilst at the same time benefiting the museum in practical ways. Currently we are considering the possibility of academic research supporting a skills-building offer for the museum to help develop creative pathways and diversify the creative industries, as well as a new approach to curating a 'migration collection' that is not physically held by the museum but dispersed amongst other museums and heritage institutions. We are also interested in helping to support the Migration Museum with devising and delivering a broad and ambitious learning programme under the leadership of Professor Margot Finn who chairs the museum's education committee and is UCL's Professor of Modern History as well as being a former President of the Royal Historical Society. All of these are exciting projects with which UCL would welcome being involved. We anticipate working together with the Migration Museum in future to develop ideas such as these for our mutual benefit.

I hope that this letter sways your decision and please do not hesitate to contact me should you require any further information,

Yours sincerely

Professor Haidy Geismar

Jessica Robinson
Principal Planning Officer
City of London Corporation
Guildhall
London EC2P 2EJ



Dear Ms Robinson

Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)

My name is Maria Aliboni, and with this letter, I would like to express my support to The Migration Museum in finding a permanent home in the City of London.

Last year I did a six-month placement in the Museum as an international student originally from Italy as part of my course studying for Classical Studies and Comparative Literature qualification at King's College University. My role at the museum, which was an integral part of my studies, involved supporting the Migration Network, a series of workshops which brings together museums across the UK around the themes of migration and heritage. After the events, I conducted focus groups and 1to1s to collect feedback on the events. Afterwards, I presented the outcomes to the museum team and had to come up with possible strategies to improve the Network. I learned more about what organising an event involves and how to communicate smoothly with a wide range of people.

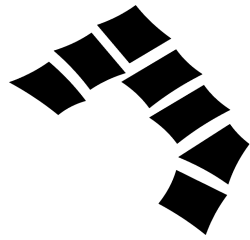
Furthermore, I did some front-of-house shifts in the Museum, where I learned how the Museum works from the inside and improved my communications and teamwork skills. Having spent a significant amount of time there, I am comfortable saying that the Museum is very welcoming and inclusive. The environment is ethnically and socio-economically diverse, and as a migrant myself, I felt welcomed by both the museum team and volunteers. Alongside deepening my knowledge of the themes of migration and heritage, I got to know how a charity is run, and this sparked my interest in working within the charity sector. My line manager mentored me, tailored my experience according to which skills I liked to develop and provided feedback at the end of the placement—providing an opportunity to grow in my career. I am indeed currently working with Kings Volunteering at Kings College London, where I connect the university with charity partners and encourage students to volunteer across London. The placement gave me the knowledge about how to best communicate with community partners and volunteer managers, which has been crucial for my present job. The other students on placement with me were from other London universities and with different backgrounds. This was another occasion to step out of my comfort zone and get to know people I wouldn't have met outside the Migration Museum. Many of the other placement students I studied with were also from abroad, from Asian and European and American countries and many have remained to pursue further studies or work in the UK.

The Museum regularly hosts workshops and events inviting the individual to share their stories about migration and allowing the visitors to understand further how migration has and

is daily shaping the history and economy of England. Furthermore, it is engaged with local communities, the museum shop aims to support small and local businesses, and it's a great place to learn more about other cultures and connect with various people.

Having a new home in the heart of London will allow for reaching and supporting a wider audience and enable conversations between London communities and I very much hope to continue my association with the Migration Museum.

Maria Aliboni



CLIENT

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COMMERCIAL SURVEYOR
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Tel: 07501 204 583

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EXECUTIVE ARCHITECT
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Tel: 079 5528 9585

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London, E1 6LA
Tel: 07920182189

ACCESS CONSULTANT

DAVID BONNETT ASSOCIATES
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Tel: 02077550465

PRINCIPAL DESIGNER

MGAC / RLF
26 Finsbury Square
London, EC2A 1DS
Tel: 01214561474

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KEY PLAN



No	Reason For Issue	Dwn	Chk	Rev	Date
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REVISIONS



DRAWING TITLE

PLAN
LEVEL 20 FLOOR PLAN

PROPOSED

SCALE @ A1 / A3
1:200/1:400

GRAPHIC SCALE
0 12 5 10m

PROJECT NO.

650003

DATE

08/02/2023

STAT.

-

DRAWING NO.

65CF-3XN-XX-DR-AX-1220

REV.

00

Keys

- Cultural / Community Use
- Student Amenity
- Accommodation Unit
- WA Accommodation Unit
- Services
- MEP Plant Room

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