



Planning and Transportation Committee

Date: TUESDAY, 1 FEBRUARY 2022

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

Members:

Deputy Alastair Moss (Chair)	Deputy Jamie Ingham Clark
Oliver Sells QC (Deputy Chairman)	Shravan Joshi
Randall Anderson	Alderman Alastair King
Douglas Barrow	Alderwoman Susan Langley
Peter Bennett	Oliver Lodge
Mark Bostock	Deputy Edward Lord
Deputy Keith Bottomley	Natasha Maria Cabrera Lloyd-Owen
Thomas Clementi	Alderman Bronek Masojada
Deputy Peter Dunphy	Andrew Mayer
John Edwards	Deputy Brian Mooney (Chief Commoner)
John Fletcher	Deputy Barbara Newman
Marianne Fredericks	Graham Packham
Tracey Graham	Susan Pearson
Graeme Harrower	Judith Pleasance
Christopher Hayward	Deputy Henry Pollard
Christopher Hill	James de Sausmarez
Deputy Tom Hoffman	Alderman Sir David Wootton
	Vacancy

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Accessing the virtual public meeting

Members of the public can observe this virtual public meeting at the below link:
<https://youtu.be/oOBa5DaYarM>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one municipal year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes of the informal, hybrid meeting held on 11 January 2022.

For Decision
(Pages 5 - 18)
4. **61-65 HOLBORN VIADUCT, LONDON EC1A 2FD**
Report of the Chief Planning Officer and Development Director.

For Decision
(Pages 19 - 160)
5. **BARBICAN AND GOLDEN LANE CONSERVATION AREA CHARACTER SUMMARY AND MANAGEMENT STRATEGY - SUPPLEMENTARY PLANNING DOCUMENT - FOR ADOPTION**
Report of the Executive Director, Environment.

For Decision
(Pages 161 - 322)
6. **ANNUAL ON-STREET PARKING ACCOUNTS 2020/21 AND RELATED FUNDING OF HIGHWAY IMPROVEMENTS AND SCHEMES**
Report of the Chamberlain.

For Information
(Pages 323 - 328)
7. **OUTSTANDING ACTIONS**
Report of the Town Clerk.

For Information
(Pages 329 - 332)

8. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR**

Report of the Chief Planning Officer and Development Director.

For Information
(Pages 333 - 336)

9. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**

Report of the Chief Planning Officer and Development Director.

For Information
(Pages 337 - 342)

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 11 January 2022

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 9.00 am

Present

Members:

Oliver Sells QC (Deputy Chairman)	Deputy Jamie Ingham Clark
Randall Anderson	Alderman Alastair King
Douglas Barrow	Alderman Susan Langley
Peter Bennett	Oliver Lodge
Mark Bostock	Deputy Edward Lord
Deputy Keith Bottomley	Natasha Maria Cabrera Lloyd-Owen
Deputy Peter Dunphy	Alderman Bronek Masojada
John Edwards	Deputy Brian Mooney (Chief Commoner)
John Fletcher	Deputy Barbara Newman
Marianne Fredericks	Graham Packham
Graeme Harrower	Susan Pearson
Christopher Hayward	Judith Pleasance
Christopher Hill	Deputy Henry Pollard
Deputy Tom Hoffman	Alderman Sir David Wootton

Officers:

Gregory Moore	- Assistant Town Clerk
Gemma Stokley	- Town Clerk's Department
Rhiannon Leary	- Town Clerk's Department
Shani Annand-Baron	- Media Officer
Aqib Hussain	- Technology Support Partner
Fleur Francis	- Comptroller and City Solicitors Department
Juliemma McLoughlin	- Executive Director, Environment
Gwyn Richards	- Chief Planning Officer and Development Director
David Horkan	- Department of the Built Environment
Peter Shadbolt	- Department of the Built Environment
Bruce McVean	- Department of the Built Environment
Liam Hart	- Department of the Built Environment
Ian Hughes	- Department of the Built Environment
Adrian Roche	- Department of the Built Environment
Gemma Delves	- Department of the Built Environment
Emmanuel Ojugo	- Department of the Built Environment
Lara Sims	- Department of the Built Environment
Mike Kettle	- Community and Children's Services Department

Introductions

The Town Clerk opened the meeting by introducing herself.

A roll call of Members present was undertaken.

The Town Clerk highlighted that the meeting was being recorded as well as live streamed and would be made available on the City Corporation's YouTube page for a period of time after the meeting had concluded. It was confirmed that all personal data would be processed in accordance with the Data Protection Act 2018. The Town Clerk highlighted that, for further information on this, viewers could contact the City Corporation using the details provided on the public webpages.

The Town Clerk also reminded Members, and any members of the public observing the meeting on-line, that this was an informal meeting and that any views reached by the Committee today would therefore have to be considered by the Assistant Town Clerk or those deputising for him after the meeting in accordance with the Court of Common Council's COVID Approval Procedure and that they would make a formal decision having considered all relevant matters. The Town Clerk highlighted that this process reflected the current position in respect of the holding of formal Local Authority meetings and the Court of Common Council's decision of 16th December 2021 to recommence hybrid meetings and take formal decisions through a delegation to the Town Clerk and other officers nominated by him after the informal meeting has taken place and the will of the Committee was known in open session. Details of all decisions taken under the COVID Approval Procedure would be available online via the City Corporation's webpages.

The Deputy Chairman (in the Chair) then welcomed all in the room and online to the meeting and wished all those attending and viewing a Happy New Year.

1. **APOLOGIES**

Apologies for absence were received from Deputy Alastair Moss (Chair) and Shravan Joshi.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

3. **MINUTES**

The Committee considered the public minutes and summary of the meeting held on 14 December 2021 and approved them as a correct record, subject to the addition of the point below.

Mr Hayward indicated that the sole reason that he had offered his apologies for the last meeting had been the result of a specific conflict of interest on the planning application at Holborn Viaduct. He asked that this be recorded in the minutes of the last meeting.

MATTERS ARISING

Moor Lane (page 24) – A Member noted that the minutes concluded that the Chair and Deputy Chairman of this Committee and the Chairman and Deputy Chairman of the Streets and Walkways Sub Committee would look to engage

further with this issue in the first instance and questioned what progress had been made on this. The Member commented that this was a hugely important issue in the eyes of residents and expressed an enormous amount of concern at the handling of this matter to date and at the fact that the greening of Moor Lane now looked to be in jeopardy with a developer potentially securing additional land free of charge. Officers undertook to alert colleagues in the Public Realm to this question and to ask that they respond to the Member in writing on this outside of the meeting. It was confirmed that a meeting to discuss this matter further had already been arranged. The Member thanked Officers for this and asked that the Chair and Deputy Chairman give their strong support to the team negotiating this matter.

Presentation of Sustainability Information – Call for Consistency (page 15) – A Member referred back to the call from Members to have clear and consistent sustainability information reported alongside all future planning applications and the assurances from Officers that this would form part of the wider Sustainability Supplementary Planning Document (SPD) which was currently being developed. She suggested that it might be useful for Members to meet further with relevant Officers and discuss what might be helpful in terms of key data so that this could start to come forward in future planning applications in the interim and ahead of the finalisation of the SPD which could still take some time. The Chief Planning Officer suggested that a meeting between Members and Sustainability Officers to discuss this in greater depth would be welcomed and could be arranged.

The Member went on to question progress around the SPD and a timeline for production. The Chief Planning Officer and Development Director undertook to come back to the Member in writing after the meeting with full details of this but assured the Committee that this was a priority for the team.

4. **15 AND 16 MINORIES AND LAND FRONTING ALDGATE HIGH STREET, 62 ALDGATE HIGH STREET: DEED OF VARIATION IN RESPECT OF AFFORDABLE HOUSING MATTERS; PLANNING PERMISSION 15/01067/FULL**

The Committee considered a report of the Chief Planning Officer and Development Director regarding 15 and 16 Minories and land fronting Aldgate High Street, 62 Aldgate High Street: Deed of Variation in respect of Affordable Housing matters; planning permission 15/01067/FULL.

Officers explained that this was a request for a deed of variation to the affordable housing planning obligations for the scheme at 15 and 16 Minories. It was clarified that deeds of variation were normally dealt with by Officers under delegation and did not routinely come to this Committee for consideration. However, given the nature of this proposal, the interest that the Committee has in affordable housing matters and the fact that a change from on-site provision to off-site contributions was proposed, it was felt that, following discussions with the Chair and Deputy Chairman, it would be useful to seek the views of the wider Committee. Officers emphasise that a deed of variation was not the same as a planning application and that this had not therefore gone through the same

processes of consultation. The deed of variation was seeking an amendment to a legal agreement which was attached to an implemented planning permission.

It was reported that Officers had been in discussion with applicants on this matter since 2018 and that it had taken a number of years to reach this position. Officers were keen to explore all of the opportunities for the retention of on-site affordable housing in this case and, once this had been exhausted as an option, they wanted to ensure that any commuted sum was the maximum that could be afforded and was policy compliant before presenting a report to Members. In terms of the actual proposals, the affordable housing scheme at Minorities was granted in 2015 as part of a wider scheme for the redevelopment for that part of Minorities and Aldgate with a hotel scheme and an office scheme. The residential element was for 87 units, 27 of which were to be affordable. Since permission was granted, the sub-structure and concrete frame of the building had been constructed but there had been no progression of the building to full completion which was currently sitting as a concrete core. The deed of variation sought to discharge the affordable housing requirement by means of an offsite contribution rather than on-site provision and the discussions/variations were within the context of the provisions of the 2015 Local Plan and a 30% affordable housing requirement which was in force at the time that the application was determined and remained in force today. It was reported that Officers had looked at two key areas – the first being whether it would be feasible or viable to provide on-site affordable housing in line with the original planning permission. To that end, the applicant had provided two marketing exercises in 2018 and 2021, outlining the potential for the units to be managed by a Housing Association or by the City Corporation. In both marketing exercises, no Housing Association that was active in or near to the City, expressed any interest in taking on the flats or managing them for affordable housing. Essentially, it was felt that the number of flats was too small for most Housing Associations to manage economically. Secondly, the service charge attached to these flats would be the same as that applied to the private tenants and this was considered to be too high to be affordable and there was a proposed single, shared access point to both affordable and market flats which was felt to be undesirable by the associations. In the case of possible shared ownership housing, the actual cost of the units would have been far too high to meet the needs of those on the City Corporation's housing waiting list. The option of the City Corporation managing the flats as part of its housing stock had been considered in detail by Officers but, again, it was proposed that a commuted sum would be a better option and would enable the City Corporation to better address its wider estate regeneration plan and enable the provision of new social rented housing which meets the needs of people on the organisation's housing waiting lists. In turn, this would also secure a longer-term income stream to the Housing Revenue Account which could then be reinvested going forward.

Next, Officers focused on whether the commuted sum offered was sufficient and policy compliant. It was reported that when the proposal was first received, the commuted sum had been considerably below what would be considered to be policy compliant (assessed at £9.5 million). Members were informed that, over the past three years, they had seen three different appraisals from the

applicant but that each of these had been well below this level. In 2020 the City Corporation appointed external consultants to advise upon the affordable housing proposal and, after a lengthy assessment in discussion with the applicants, the consultants had concluded that a maximum affordable sum would be £7.5 million. It was reported that, during this process, the applicant themselves had increased their offer significantly. In the early part of 2021, the applicant had entered into a development partnership with a residential developer operating in London and, a result of that development partnership, felt able to increase their affordable housing offer and meet the full policy compliant figure. The current offer from the applicant was now therefore just under £9.5million and was policy compliant. Having made this offer, the applicant was now seeking the deed of variation and to progress the scheme. It was reported that they were now very keen to get on site and complete the development. Officers were now recommending that the deed of variation be approved.

The Deputy Chairman reported that he and the Chair had spent a lot of time over quite a long period examining this proposal which, until now, had not been particularly satisfactory in terms of the proposed commuted sum. It was felt appropriate that this particular matter should now be considered by the Committee as a whole who could be fully appraised of the background to this before a decision was made.

A Member spoke to emphasise that he felt that the Committee should accept nothing less than policy compliant level payments and found it disappointing that the applicant would seek to offer less than this. He went on to state that his biggest concern here now was around the loss, in net terms, of affordable housing units. He noted that paragraph 10 of the report stated that on-site provision was not feasible or viable due to the design of the scheme and questioned what had changed in the design which had already been scrutinised and consented to as part of the planning application. Finally, he expressed concerns that the £9.5 million proposed here would simply go towards funding cost increases on other schemes meaning that affordable housing units would be lost.

Another Member spoke to state that, in principle, he was not keen on deeds of variation and questioned why developers could not carry out such marketing exercises in advance of submitting their original planning. He went on to state that it was well-known that the City had a huge challenge in terms of providing affordable accommodation, not least for young City workers, and stressed that this was yet another blow to that aspiration. However, this building was currently half-built and therefore, reluctantly, he suspected that he would be supporting the Officer recommendation given that he could not foresee any real alternative. He underlined that, whilst he was satisfied that the proposed sum was policy compliant, he would like to challenge the proposed payment schedule set out at paragraph 3 of the report which appeared to him to be too heavily reliant on sale. He questioned why the City Corporation should take this commercial risk which was a developer risk and stressed that he would like to see a higher percentage of that sum paid up front/on implementation.

Another Member stated that he was also minded to support this given that the alternatives were not remotely attractive. He went on to question what the implications of a rejection of this might be as well as the what the implications of approving this could be for future planning applications. He also queried whether there were general lessons to be learnt for the Committee and Officers emerging from this in terms of something being proposed and approved but subsequently not proving viable.

Officers reported that when this proposal had originally come to this Committee it had featured a policy compliant level of on-site affordable housing. However, there was no assessment at that time of the viability or deliverability of that affordable housing as the developer had quite clearly stated that they were able to deliver what was required. Over time, the design of the building had changed slightly, and, through the marketing exercise, it had clearly become apparent that it was not possible for a Housing Association to deliver affordable housing. Officers stated that, in hindsight, this was the sort of issue that should be further investigated and more rigorously assessed when considering future schemes, event those that were offering the full amount of affordable housing. Officers would be seeking assurances that developers had gone through the marketing and other exercises prior to the submission of their application.

With regard to the proposed phasing of the payments, Officers stated that, if Members were to approve the deed of variation, they could seek to negotiate this further with the applicant with a view to securing a higher percentage of the sum up front. It was explained that the phasing set out had been agreed with the applicant primarily on the grounds of cash flow.

It was reported that the developer had indicated that they were now very keen to get on and build this scheme and that, if the Committee were to refuse this deed of variation, the developer would have the option of submitting a revised planning application to seek a formal change to the s106 agreement and the affordable housing element and that, in the immediate future, the concrete core of the building would unfortunately remain untouched and partially complete until this process was complete.

A Member stated that he felt that this raised significant questions about the City's current policy regarding housing. He stressed that the current off-site contribution was unrealistically low and should be up to three times higher. He also suggested that, given the rate of inflation, this should be index linked. He recognised that a further Local Plan update was due this year and emphasised that this was probably one of the most important elements to consider as part of this. The Member went on to underline the need for a clear distinction between social and affordable housing. He commented that this proposal was now policy compliant and felt that the implications of a refusal would simply be significant further delay. He was therefore minded to reluctantly approve the request. He felt that it would also be useful to hear from Officers in the Community and Children's Services Department who were supporting this deed of variation.

Another Member spoke to agree that changes were clearly needed to the Local Plan going forward in terms of affordable housing commitments. She went on to

express concern at the two attempts by the developer to conduct market exercises in the past four years with none seemingly carried out in advance of submitting their application. The Member remarked that the report did not provide much information as to the nature of the viability exercises carried out since the application had been approved but suggested that this could now be used as an example case study for the Committee to consider alongside revisions to the Local Plan going forwards. The Member went on to question what costs the City Corporation had incurred in terms of dealing with this application and a delay of four years. The report referenced the appointment of consultants to assess viability and questioned whether this was paid for by the applicant.

Another Member commented that he was particularly surprised that the Housing Association had suggested that a single entrance shared between the affordable housing and market rate units was unappealing to them. He stressed that the key point here was that when a developer proposed a development that was policy compliant, they need to have established, from the outset, how this was to be delivered without the need for 4-5 years of discussion thereafter. If the service charge envisaged by the developer would make affordable housing unaffordable then they should clarify this. The Member stressed the need for policies to require affordable housing that was genuinely affordable, even if this should mean introducing a reduced service charge for example.

Officers responded to state that it was clear that were lessons to be learned from this matter and accepted the need to factor these into the revised Local Plan and strengthen policies relating to affordable housing going forwards. Officers had originally taken the developers on their word and highlighted that a policy compliant level of affordable housing did not need to be justified through the submission of viability information. Officers underlined that they were also frustrated at not being able to report that affordable housing was to be delivered on-site to meet the housing needs of those in the City in this case. In terms of costs, it was reported that the costs of the independent review had been met by the developer and that the only cost incurred by the City Corporation was around staff time in managing the process. Officers clarified that, whilst developers are required as a matter of policy to pay for the independent assessments, the assessors reported to the City Corporation independently.

With regard to the point on shared access, Officers clarified that this related in part to the issue of service charge and that if a housing association and their tenants were using the same access point and services/facilities as private owners then the service charge reflected this.

A Member commented that he lived near to the site in question and had been intimately involved with this development for in excess of 12 years to date. He commented that local residents were fed up with having to look at a building site and that it would be very badly received by them if this should be artificially delayed any further. Secondly, the Member commented that, like others, he would have greatly preferred to have seen affordable residential units delivered in the City but that he was well aware that, as reported by Officers today, the obvious landlord for such a scheme would simply not have tenants to fill these

units due to high levels of affordable rent and service charge. The Member commented that there were many different and possible new social housing opportunities on existing estates which needed funding and so he stressed that funds would not go to waste but would be quickly and efficiently used. The Member concluded that he would therefore, with a heavy heart, be supporting the proposals given that there was no other real alternative that would avoid local residents having to look at an eyesore for another four years.

Another Member wished to discuss the effect on the HRA should this deed of variation be approved, further highlighting that the report provided no indication as to how much increased income stream would go to the HRA and when. It simply stated that new affordable housing constructed by the City elsewhere some of the proposals if they were to be managed elsewhere would generate an income for the HRA. He echoed the views of others in that this clearly now needed to be progressed.

MOTION - A Member spoke again on the proposed phasing of payments and the desire to see more of this paid upfront. He disagreed with the suggestion that this should be for Officers to negotiate further with the developer if the deed of variation were to be approved today and proposed that, if the deed of variation were granted, it should be subject to the commuted sum being payable in three instalments with 50% on implementation, 35% on 50% sales and the final 15% on 75% sales. He was of the view that this would provide the City Corporation with much greater financial security.

The proposed amendment was seconded and unanimously approved.

A Member wished to focus on the impact upon the 272 dwellings in the Department of Community and Children's Services development pipeline given that much was made of the fact that this development would help the proposed development of alternative affordable accommodation. He questioned whether this meant that there was a firm commitment from elsewhere in the City Corporation for the delivery of all 272 units and that this sum of money would not be used for other purposes.

The Housing Community Development Manager, Community and Children's Services stressed that his Officers supported the commuted sum given that, as at 31 December 2021, there were 888 people on the housing waiting list of which 190 were existing tenants wishing to transfer to larger properties or who had specific housing needs. With regard to the commuted sum, Members were reassured that this money categorically had to be used for the provision of new social housing and could not be swallowed into the HRA fund and be utilised for other purposes. Officers went on to explain that, in relation to the additional 272 properties which they hoped to provide, planning permission had been obtained in all cases with one project at Sydenham Hill which was going to be protracted due to a judicial review. It was confirmed that all of these would produce rental income for the HRA and that, even if you were to take a moderate sum of £120 per week, multiplied by 272 and by 52 weeks, this would equate to an income of £1.7 million per annum. Officers explained that Community and Children's Services were very supportive of this scheme and that, whilst it would be

preferable to have on-site affordable housing within the City (ideally managed by the City of London), it would need to be at social rent in the same way that the 272 properties that the City Corporation hoped to deliver would be, thereby providing accommodation for City residents and applicants on the waiting list.

A Member spoke to stress that the City Corporation should do all that it could to avoid a repeat of these circumstances in the future. She also reiterated the need to clarify the difference between affordable and social housing.

Another Member spoke in response to Officer comments around viability and the cost of social housing. She stressed that when this case had originally been considered by the Committee it was a change of use from office space to hotel with a new office development and a residential element and there had been some nervousness amongst Members around this. The assurances given at the time was that the office space and housing element would be delivered at the same time that the hotel opened and, crucially, this would result 27 affordable housing units in the City. Since then, the hotel had opened but the office space had still not been developed and it was understood that this site had since been sold on and was to be the subject of a new planning application coming forward shortly. There was clearly now also an issue with the housing element and the Member questioned whether the Committee would have granted the scheme at the outset had they have foreseen any of this. The Member went on to state that the greatest cost in affordable housing was the land cost which was why it was extremely important to see this housing delivered within the City. She went on to comment on the issue around shared access and service charges, stating that other local authorities such as Tower Hamlets and Newham had been able to successfully navigate these and deliver affordable and social housing with new schemes in their boroughs. She questioned why housing associations were not willing to take on 27 units which seemed a fair number to most and stressed that, if this was the case, the organisation would need to look again at how it was going to deliver housing in the City. The Member stated that an informal discussion around how best to tackle and deliver affordable and social housing within the City of London would be welcome going forward.

The Comptroller and City Solicitor reported that if a commuted sum had been approved as part of the original planning application, the timing of the payments would have been negotiated in the same way that they were now being as part of this proposal. In circumstances where section 106 payments were to be split or delayed, Members were informed that it was common to ask for approximately 50% of the costs to be paid up front, prior to commencement of development with the remaining 50% to follow upon 50% of sales. When negotiating the phasing of payments, this was done around cash flow and the viability of the scheme so it was hard to define a 'norm' for this. The Deputy Chair asked the Comptroller and City Solicitor to clarify if the Committee were therefore entitled to alter the phasing of payments in the manner now proposed. The Comptroller and City Solicitor confirmed that this was correct and that it was within the remit of this Committee to set out the terms for the deed of variation. It would then be for the developer to decide whether to accept such terms.

A Member commented that it would be useful for Officers to provide the Committee with information as to what other councils did in similar circumstances for any future reports of this kind given that the City's experience in delivering affordable housing was comparatively less than some of its neighbours.

The Deputy Chairman concluded the debate by underlining that he and the Chair had been keen for this matter to come to the Committee as it clearly raised a number of questions and difficult issues. He added that there were a number of lessons to be learned from this particular application as well as in the broader context of social housing.

The Committee then proceeded to vote on the amended recommendations. The vote was conducted by rollcall led by the Town Clerk.

Votes were cast as follows: IN FAVOUR – 27 Votes
 OPPOSED – 0 Votes.
 There were no abstentions.

RESOLVED – That a Deed of Variation of approved to the section 106 planning obligation under application number 15/01067/FULL, allowing the meeting of the required affordable housing contribution via a commuted sum payment of £9,483,635, to be paid in three instalments as follows:

- 50% on implementation
- 35% on 50% sales
- 15% on 75% sales

5. **SENIOR OFFICER RECRUITMENT**

The Committee received a report of the Executive Director, Environment noting the retirement of a senior officer and proposing a recruitment plan.

The Executive Director, Environment underlined that this was a very important post for the Department given the importance of the City Plan which had already been touched upon today. The Director underlined the need to press on with the recruitment process and find a top quality candidate to fill the post, join the team and help shape the future. She reported that the department were undertaken targeted recruitment and making use of all social media channels to promote the vacancy as widely as possible.

A Member recognised that recruitment to this post could take a number of months and questioned whether this meant that the organisation would not be in a position to refresh the Local Plan until such time as the post had been filled. The Executive Director assured Members that this was not the case and that the Team were fully focused on updating the Plan to ensure that it was innovative and leading the way in London and that this remained one of their top priorities.

The Town Clerk confirmed that a Local Plans Sub Committee had already been scheduled to take place later this month to begin to re-examine the Plan.

RESOLVED – That Members note the report.

6. **OUTSTANDING ACTIONS**

The Committee received a report of the Town Clerk setting out its list of Outstanding Actions.

A Member requested that the call for a special, informal meeting to discuss housing specifically be added to the list of outstanding actions. She also questioned whether the Sustainability SPD could feature here.

The Chief Planning Officer and Development Director reiterated that he would be liaising with his sustainability officers to provide a more targeted timeline around the production of the Sustainability SPD and agreed to include this information in the list of outstanding actions. With regard to the housing issue, he stated that whilst he was not opposed to this, he had some concerns as to singling out certain issues that would be discussed with the Local Plans Sub-Committee when they came to review the Plan as a whole. He stressed that he felt that this Sub-Committee was the most appropriate forum for this detailed discussion to take place. The Deputy Chairman agreed that this was how the matter should be progressed. It was underlined that those who were not members of the Sub Committee were still able to attend these meetings as observers.

Another Member commented that a wider, informal discussion on social housing would be of use in terms of ensuring that everyone was better informed and should include members of this Committee, the Community and Children's Services Committee and the Housing Sub-Committee. This could then feed into the Local Plans Sub-Committee's discussions on this particular point. She asked that Officers consider taking this forward.

Another Member focused on the Daylight/Sunlight – Alternative Guidelines action stating that there had been a proposal from a previous member of this Committee to take a unique approach on this and questioned progress on this. The Chief Planning Officer and Development Director reported that Officers were still waiting on a high-level professional consensus from the BRE, underlining that he felt that there was a vulnerability in the City taking a different approach which it could not sustain in an appeal. It was confirmed that draft guidelines were expected from the BRE in the near future and that City Officers were meeting frequently with them on this. The Member thanked the Chief Planning Officer for this update and stated that he also shared these concerns around this proposal.

A Member questioned the need for the dates listed against actions and noted that some had now been in progress for almost three years. Officers clarified that the progress of some of these actions were dependent on external parties/factors and others were dependent on quite onerous consultation processes and the infrequency on some other key Committees meeting to also

consider proposals such as the Barbican and Golden Lane Conservation Area SPD.

RECEIVED.

7. DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR

The Committee received a report of the Chief Planning Officer and Development Director detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since the report to the last meeting.

RESOLVED – That the report be noted.

8. VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT

The Committee received a report of the Chief Planning Officer and Development Director detailing development applications received by the Department of the Built Environment since the report to the last meeting.

RESOLVED – That the report be noted.

9. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

Cost of the Tulip Inquiry

A Member noted that she had questioned the costs of the inquiry to the City Corporation at the end of last year and requested a response to this from the Chief Planning Officer. The Chief Planning Officer stated that, as the Committee would recall, on 2 April 2019, Members voted 18 to 6 in favour of granting The Tulip planning application. However, the Mayor of London then directed the City to refuse this. On 18 February 2020, this Committee were advised by Officers that the estimated cost to the City in contesting the public inquiry would be upwards of £200,000. The Chief Planning Officer went on to confirm that the cost was actually significantly below this at £158,000 with savings achieved as the result of very competitive legal fees but, critically, as a lot of the work on design and heritage which were both key issues had been undertaken in-house by himself and other colleagues in addition to their normal duties.

Built Environment Users Panel

A Member noted that she had questioned the composition and the objectives of the Built Environment User Panel at the last meeting of this Committee and had also asked if there were any other similar groups that the Committee should be aware of. She remarked that she was yet to receive a response to either of these points. The Chief Planning Office apologised for this oversight and undertook to assemble the relevant information and respond directly to the Member as soon as possible.

Public Conveniences

A Member reported that the number of public conveniences had fallen by 20% in the last six years across councils and questioned the City's position on this. She added that she was very conscious that many residents were seeing issues with urination. Officers reported that this matter was within the remit of the Port Health and Environmental Services Committee and that this question would therefore be directed to relevant Officers here with a request that they respond to the Member directly.

10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no additional, urgent items of business for consideration.

11. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Item No	Paragraph No(s)
12	3
13-14	-

12. **NON-PUBLIC MINUTES**

The Committee considered the non-public minutes of the last meeting held on 14 December 2021 and approved them as a correct record.

13. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions in the non-public session.

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no additional, urgent items of business for consideration in the non-public session.

The meeting closed at 10.24 am

Chairman

Contact Officer: Gemma Stokley
gemma.stokley@cityoflondon.gov.uk

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Committee:	Date:
Planning and Transportation	1 February 2022
Subject: 61 - 65 Holborn Viaduct London EC1A 2FD Redevelopment of the site for a new building comprising two basement levels, lower ground, ground plus 12 upper floors including purpose built student accommodation and associated amenity space (Sui Generis), flexible cultural / community use at part ground and lower ground floor levels (Sui Generis), a publicly accessible roof terrace, a pedestrian route through the site, hard and soft landscaping, together with ancillary plant and servicing; and associated enabling works.	Public
Ward: Farringdon Within	For Decision
Registered No: 21/00781/FULMAJ	Registered on: 13 September 2021
Conservation Area:	Listed Building: No

Summary

61-65 Holborn Viaduct is located on the north side of the street at the junction with Snow Hill. The Site is bound to the west by an adjoining office building at no. 60 Holborn Viaduct.

The site was occupied by a vacant 1950's T-shaped office building with an area of 7,977 sq. m. serviced from Snow Hill. The building was demolished in 2020 under prior notification for demolition (ref: 19/00178/DPAR). The site was in use (until September 2021) as a temporary meanwhile public open space referred to as 'Gaia's Garden'

Planning permission was granted on 1 December 2020 on this site for the erection of a mixed-use building comprising four basement levels, lower ground, ground and ten upper storeys for (i) hotel use (Class C1) at part basement levels one to four, part lower ground, part ground and part first and second to tenth floor levels; (ii) restaurant / bar use (Class A3/A4) at part tenth floor level; (iii) office workspace use (Class B1) at part basement levels one to three, part lower ground and part first floor levels; (iv) flexible hotel/cafe; /workspace (Sui Generis) at part ground floor level); (v) a publicly accessible terrace at roof level and; (vi) ancillary plant and servicing, hard and soft landscaping and associated enabling works (ref. 19/01038/FULMAJ).

Planning permission is now sought for the redevelopment of the site for a new 58.66m (AOD) high building comprising student accommodation and associated amenity space (Sui Generis), flexible cultural / community use at part ground and lower ground floor levels (Sui Generis), a publicly accessible roof terrace, a pedestrian route through the site, and public realm improvements.

The student accommodation will comprise 644 student rooms, of which 230 (35%) will be affordable. The rooms represent a range of typologies, including studios and shared accommodation. Student bedrooms are provided from first to twelfth floors.

A flexible cultural and community space is proposed at lower ground and ground floors of the proposed building, comprising 917 sqm (GIA). This space is proposed to be used for 'Cultural consumption' and 'cultural production' and include a double height performance/lecture space, smaller cellular workshops and a shared space would bring together creatives, resident students, visitors, and the public alike.

The Proposed Development comprises 543 sqm of free publicly accessible rooftop terrace, providing a new piece of elevated public realm for city's visitors, workers, residents and student occupants.

The scheme delivers significant public realm enhancements including a new pedestrian route linking City Thameslink Station to the new Museum of London Snow Hill Entrance.

The scheme delivers a high-quality development for student accommodation with a cultural use and a free publicly accessible roof garden within the City's Culture Mile. There would be a loss of office floorspace on the site, this is not existing office accommodation, and further, in terms of total permitted floorspace, it would not have an adverse impact on the overall stock of floorspace in the City or prejudice the City's role as an international business and professional centre.

The student accommodation and community spaces will contribute towards diversifying the City's building stock and land uses, adding vibrancy and activity for 7 days per week, and contribute towards meeting Local Plan housing targets. This wider range of activity would contribute towards the City Corporation's ambitions for a City of Culture and Commerce and align with the City Corporation's ambitions for a post Covid City. The loss of office accommodation is therefore considered to be acceptable within the provisions of Local Plan policies CS1 and DM1.1 and emerging policy in the draft City Plan 2036.

The provision of student accommodation in a highly accessible location is supported in strategic and local planning terms. The provision of purpose-built student accommodation in this mixed-use development will not prejudice the business function of the City, will not result in an excessive concentration of

student housing, is not considered to have an adverse impact on residential amenity and will not involve the loss of permanent residential accommodation.

The Applicant is in detailed discussions with the London School of Economics and Political Science (LSE) to take a nominations agreement for the purpose-built student accommodation beds within the scheme as required by London Plan Policy H15. The nomination agreement will be secured by S106 Agreement.

The design approach to the site would result in a development appropriate in scale, architectural form, innovative use of materials, and quality that would add a level of richness and visual interest to the local townscape. The accessible roof terrace would enhance the visitor experience and elevate public views of the rich heritage of the Townscape looking east. The public route would create a new engaging experience that would harness and contribute the emerging vibrancy of the Smithfield market area wider Culture Mile.

The proposed development would not harm the characteristics and composition of LVMF strategic views and their landmark elements, preserving the ability of the observer to recognise and appreciate the strategically important landmarks, in accordance with Local Plan Policy CS13(1), London Plan Policy HC4 and draft City Plan 2036 Policy S13 and guidance contained in the LVMF SPG.

There would be no harm to the setting of Smithfield Conservation Area and Newgate Street and their character and appearance would be preserved. It is considered that the proposal would preserve buildings, the settings and the special architectural and historic interest and heritage significance and contribution made by setting of : No 5 Snow Hill (Grade 2), 4 Snow Hill (Grade 2), Church of St Sepulchre with Newgate (Grade 1), Old Bailey Central Criminal Court (Grade II*), Holborn Viaduct Bridge (grade II), 1-8 Holborn Viaduct, 15 Old Bailey (Grade 2); Smithfield Market (Poultry Market) (Grade 2); and The Viaduct Tavern (126 Newgate Street) (Grade 2) It is considered there would be no harm to the significance of identified non-designated heritage assets 1 Snow Hill, 10 Snow Hill, the Engine House and the Red House, West Smithfield. Overall, the proposal would comply with Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and, HE1 Publication London Plan Policy HC1.

The building would be designed to high sustainability standards, incorporating a significant element of integrated urban greening, climate resilience, targeting BREEAM 'Outstanding' and adopting Circular Economy principles and Whole Life Carbon principles. Dedicated areas of planting and greening would be incorporated into the development through urban greening on the roof significantly increasing the biodiversity on site.

The scheme benefits from high levels of public transport accessibility, would be car-free and would promote cycling and walking as healthy modes of

travel. The provision of both long stay and short stay cycle spaces would meet the requirements of the London Plan. Access for cyclists would be via two prominent cycle parking entrances at ground level off Snow Hill, with short stay cycle parking provided at ground floor within the site boundary.

The service area for both the cultural and community use and student accommodation is proposed at lower ground floor level. Delivery traffic and service vehicles would access the servicing yard via Snow Hill. There would be 19 deliveries per day, which would be consolidated and restrictions on timings of deliveries have been recommended during 0700 - 1000, 1200 - 1400, 1600 - 1900 and no night-time servicing between the hours of 2300 on one day and 0700 on the following day to protect the amenity of nearby residential occupiers.

Officers have expressed concern about the low level of light to some of the student bedrooms. In reviewing the amenity and breakout spaces and study areas would also have the option of various types of amenity, break out and study areas ranging from smaller hubs on levels 2-5 and a larger social amenity hub at lower ground and first floor level, along with the use of the publicly accessible roof terrace, on balance it is considered that the overall quality of the student accommodation is considered to be acceptable having regard to the specific requirements of LSE.

For the surrounding residential properties in respect of daylight, the majority of windows assessed are BRE compliant. For 10 Hosier Lane, all but one window is BRE compliant in the proposed scenario. The daylight assessment for 35-37 Cock Lane demonstrates that the majority of windows would be BRE compliant and where there would be noticeable reductions in daylight to windows, these reductions would all be minor in nature. Where there would be noticeable reductions, this can be attributed to the development of the existing site, which is currently underdeveloped, which is particularly the case at its eastern end, which is opposite 35-37 Cock Lane. For 32 Cock Lane, all windows would be BRE compliant for VSC. For St Selpulchre's Church, two windows would experience impacts considered to be minor adverse and would be considered minimally noticeable. The Church is served by multiple windows which remain unaffected, and all rooms are BRE compliant when considering daylight distribution (NSL). 5 Snow Hill would experience reductions beyond BRE, however, a hotel use is considered to be of a transitory nature, therefore the impacts are considered acceptable in this context. Overall, the impacts to the surrounding properties for daylight are considered to be acceptable.

For the surrounding residential properties in respect of sunlight, the majority of windows assessed are BRE compliant. For 10 Hosier Lane, all but three windows are BRE compliant in the proposed scenario. For 35-37 Cock Lane, 23 of 39 windows would not meet BRE guidelines in the proposed scenario and majority of these windows would retain the target level for annual sunlight (25%) and above. The windows which would not meet BRE guidelines and the

target for annual sunlight, would retain between 19-24% annual sunlight which can be considered reasonable for a city centre location, particularly at first floor level. All windows in the proposed scenario are BRE compliant for 32 Cock Lane, 8-9 Giltspur Street and St Selpulchre's Church.

The submitted sun on ground assessments demonstrate that existing levels of sunlight to nearby residential and public amenity spaces will largely be retained therefore impacts are considered acceptable.

Taking into account the BRE Guidance and the site's location within a dense urban environment, it is considered that the proposal would not result in an unacceptable impact on the existing properties and would not noticeably reduce the daylight and sunlight to nearby dwellings or open spaces to unacceptable levels. As such, the impact on daylight and sunlight as a result of the proposed development is considered to be in accordance with development plan policies.

There are no unacceptable adverse built development, construction or operational impacts anticipated for the proposed development and use, including cumulative impacts, and the recommendation is subject to conditions to mitigate impacts to surrounding uses, including the requirement to provide deconstruction and construction logistics plans, a scheme of protective works, a student accommodation management plan, a rooftop terrace management plan and relevant environmental health conditions including relating to noise.

Overall, it is considered that the proposed student accommodation use would not prejudice the primary business function of the City; would contribute to the balance and mix of uses in the immediate locality; and would not result in unacceptable adverse impacts on the amenity of neighbouring properties.

The proposed development provides the opportunity for the influx of a new demographic of young people housed in the student accommodation, and the site's close proximity to future location of the Museum of London at Smithfield and Culture Mile, the proposal on this site would help to cultivate the transformation of the area to a Culture quarter of the City.

The proposals are considered to be in accordance with the development plan.

The Local Planning Authority must determine the application in accordance with the development plan unless other material considerations indicate otherwise.

When taking all matters into consideration, subject to the recommendations of this report it is recommended that planning permission be granted.

Recommendation

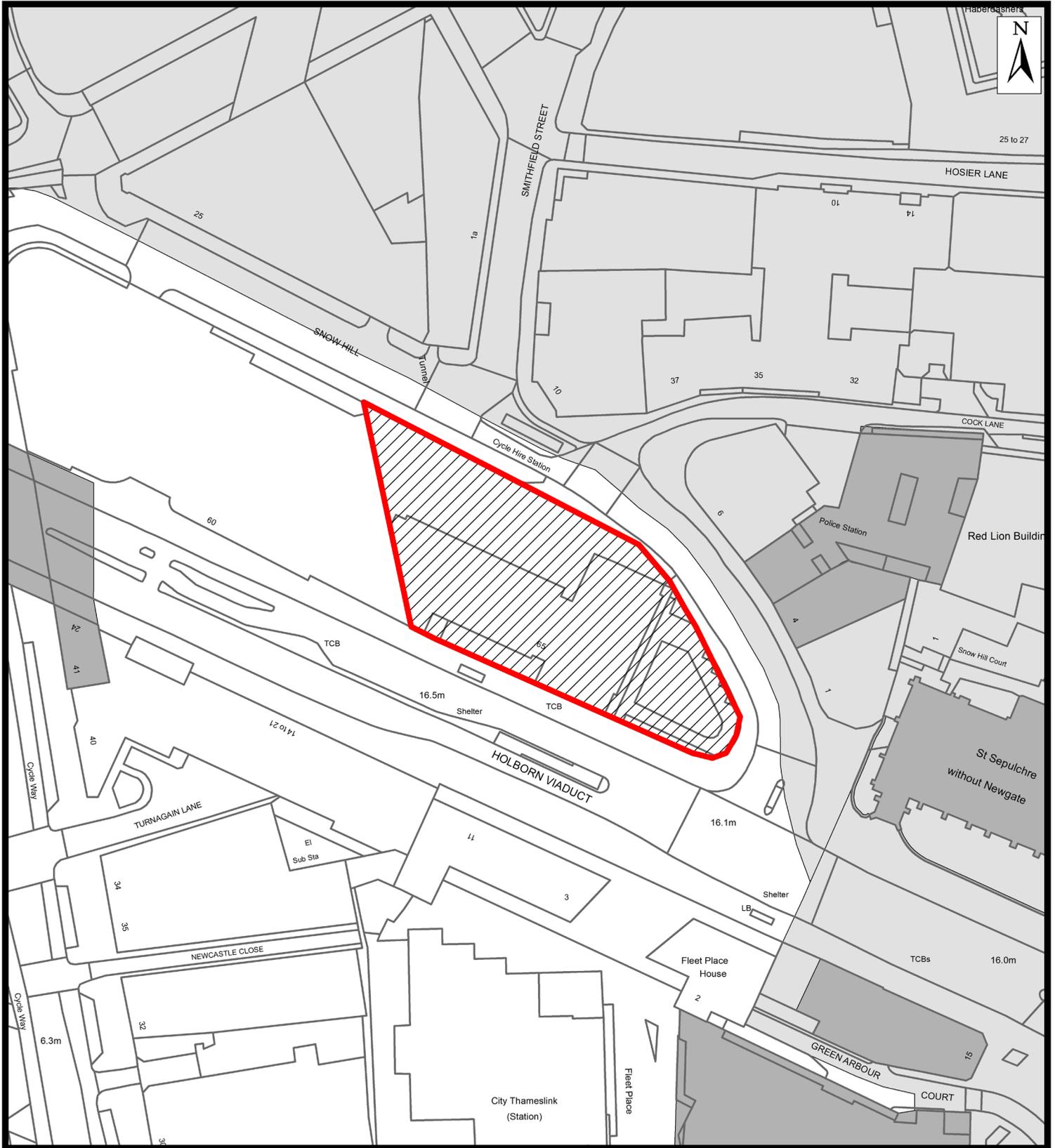
(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule subject to:

(a) the Mayor of London being given 14 days to decide whether to allow the Corporation to grant planning permission as recommended, or to direct refusal, or to determine the application himself (Article 5(1)(a) of the Town & Country Planning (Mayor of London) Order 2008);

(b) planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highway Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed;

(c) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

Site Location Plan



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ADDRESS:
61-65 Holborn Viaduct

CASE No.
21/00781/FULMAJ

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY





1. Original Citiscape House office building (now demolished)



2. 2019/20 hotel scheme (app ref: 19/01038)



3. Existing site condition (with perimeter construction hoarding)



4. Proposed student accommodation led development Page 27

Main Report

Site

1. 61-65 Holborn Viaduct is located on the north side of the street at the junction with Snow Hill. The Site is bound to the west by an adjoining office building at no. 60 Holborn Viaduct.
2. The site was occupied by a vacant 1950's T-shaped office building with an area of 7,977 sq. m. serviced from Snow Hill. The building was demolished in 2020 under prior notification for demolition (ref: 19/00178/DPAR). The site was in use (until September 2021) as a temporary meanwhile public open space referred to as 'Gaia's Garden'.
3. The Site lies within the Central Activities Zone, adjacent to the Smithfield Conservation Area to the north and Newgate Street Conservation Area to the south east. Whilst the Site does not contain Listed buildings, the Site is immediately adjacent to a number of listed buildings including, Church of St Sepulchre without Newgate (Grade I listed), 1-3 Snow Hill (Grade II listed), 4 Snow Hill (Grade II listed), Snow Hill Police Station (Grade II listed) and 2-8 Holborn Viaduct (Grade II listed). The site is within the Culture Mile area which is a key strategy area in the Draft 2036 Local Plan.
4. Thameslink Station lines run to the south of the site and the railway tunnels run beneath the site.
5. The Site falls within the wider setting consultation area of London View Management Framework (LVMF) views 4A.1 (Primrose Hill), 5A.2 (Greenwich) and 6A.1 (Blackheath), and within the landmark viewing corridor of LVMF views 2A.1 (Parliament Hill) and 3A.1 (Kenwood).

Planning History

6. Before 2014 minor alterations were approved to the existing building. In June 2014 planning permission was granted for the demolition of the building and its redevelopment to provide a building in two parts. One part provided a basement, lower ground floor, ground and 8 upper floors of offices, with an area of 10,800 sq. m. and the other part, a 246-bedroom hotel with 10 upper floors and an area of 9,033 sqm. This scheme created a building with two identifiable parts and retained a green space at the eastern end of the site.
7. This permission lapsed on 30 June 2019. A separate prior approval (19/00178/DPAR) was granted in April 2019 to facilitate the demolition of the building in order to enable works on the site to commence earlier than would otherwise have been possible and was subject to conditions in the event of the works not commencing immediately.
8. The existing office building, which comprised basement, lower ground, ground and 10 upper floors located on site was demolished under prior notification for demolition in 2020 (ref.19/00178/DPAR).

9. Planning permission was granted on 1 December 2020 for the erection of a mixed-use building comprising four basement levels, lower ground, ground and ten upper storeys for (i) hotel use (Class C1) at part basement levels one to four, part lower ground, part ground and part first and second to tenth floor levels; (ii) restaurant / bar use (Class A3/A4) at part tenth floor level; (iii) office workspace use (Class B1) at part basement levels one to three, part lower ground and part first floor levels; (iv) flexible hotel/cafe/workspace (Sui Generis) at part ground floor level); (v) a publicly accessible terrace at roof level and; (vi) ancillary plant and servicing, hard and soft landscaping and associated enabling works (ref. 19/01038/FULMAJ).
10. Planning permission was granted on 13 July 2021 for the use of the site as a temporary cultural open-air work/event space and garden (Sui Generis) along with the provision of hard and soft landscaping and associated works (21/00392/FULL).

Proposal

11. Planning permission is sought for the redevelopment of the site for a new 58.66m (AOD) high building comprising student accommodation and associated amenity space (Sui Generis), flexible cultural / community use at part ground and lower ground floor levels (Sui Generis), a publicly accessible roof terrace, a pedestrian route through the site, and public realm improvements.
12. The proposals are considered to be in accordance with the development plan.
13. The proposed development would comprise:

Use	Floorspace (GIA)	Floorspace (GEA)
Student Accommodation (Sui Generis)	21,581 sqm	23,253sqm
Cultural/ Community Use (Sui Generis)	879 sqm	957 sqm

Use	Area
Publicly Accessible Roof Terrace	543 sqm
Public Realm incl. Public Route and Bullnose	468 sqm
Total	1,011 sqm

14. The student accommodation will comprise 644 student rooms, of which 230 (35%) will be affordable. The rooms represent a range of typologies, including studios and shared accommodation. Student bedrooms are provided from first to twelfth floors.
15. The mix of proposed student accommodation is as follows:

Room Type	Studio	Twodio	2 bed ensuite	3 bed ensuite	4 bed ensuite	7 bed ensuite	Total
Quantum	463	20	28	48	8	77	644

16. The studio accommodation ranges from 12 sqm to 32.5 sqm, containing an en-suite and kitchenette. Twodio apartments are 29.5 sqm in size and contain two bedrooms and a shared bathroom and kitchenette. The 3, 4 and 7 bedroom en-suite cluster apartments each contain open plan communal kitchens, living and dining space to encourage social interaction and inclusion. 10% of the bedrooms are proposed to be wheelchair accessible.
17. The Applicant is in detailed discussions with the London School of Economics and Political Science (LSE) to take a nominations agreement for the purpose-built student accommodation beds within the scheme. The nomination agreement will be secured by S106 Agreement.
18. A flexible cultural and community space is proposed at lower ground and ground floors of the proposed building, comprising 917 sqm (GIA). This space is proposed to be used for Cultural consumption' and 'cultural production' and include a double height performance/lecture space, smaller cellular workshops and a shared space would bring together creatives, resident students, visitors, and the public alike. The influx of a new demographic of young people housed in the student accommodation above, and the site's close proximity to future location of the Museum of London at Smithfield and Culture Mile, the cultural proposal on this site would help to cultivate the transformation of the area to a Culture quarter of the City. The opening hours and details of the management of this space will be secured by the S106 Agreement.
19. The Proposed Development comprises a 543 sqm of publicly accessible rooftop terrace, providing a new piece of elevated public realm for city's visitors, workers, residents and student occupants. The roof terrace would provide impressive views East where a historic skyline of grand landmarks including the Old Bailey Central Criminal court, St Sepulchre Church and in the distance, St Paul's cathedral would be appreciated. Access to the roof terrace for members of the public would be between 10am – 6pm Monday to Sunday. Access to the rooftop terrace will be via a dedicated lift at ground floor which visitors can access through a new dedicated entrance accessible from the proposed new public route through the Site. The roof terrace is free for members of the public to visit, with no booking required. Outside of public opening hours (after 6pm and before 10am), the rooftop terrace would be dedicated for use in association with the ground floor cultural offer. The opening hours and

details of the management of this roof terrace will be secured by the S106 Agreement. This inclusive space has been designed to be used as a space to dwell and observe the surrounding area as well as further supporting biodiversity. (All access and use of the roof terrace would be prohibited between 2300 on one day until 0700 the next day (Monday to Sunday) by condition for amenity reasons).

20. The proposed development would deliver 468 sqm of ground floor public realm through and around the proposed building. This includes a new public route through the Site, linking City Thameslink Station to the new Museum of London Snow Hill Entrance and public realm improvements at the bullnose of the building to accommodate short term cycle parking.
21. As part of the public realm offer, there will be an opening up of the previously private space at the junction of Holborn Viaduct and Snow Hill, including the removal of boundary walls. These changes represent a significant enhancement to the usability and inclusiveness of the public realm, in addition to the rooftop terrace.
22. The details of the management of this publicly accessible route through and the other areas of public realm within the proposed development will be secured by the S106 Agreement.
23. A total of 494 long stay and 32 short stay cycle parking spaces would be provided spaces at ground floor and within the public realm.
24. There is no new vehicle parking proposed within the Development Site with the exception of one disabled parking space within the loading bay area.
25. The service area for both the cultural and community use and student accommodation is proposed at lower ground floor level. Delivery traffic and service vehicles would access the servicing yard via Snow Hill. The servicing would be subject to consolidation which would be secured via a S106 obligation.
26. The Proposed Development would include an extensive range of soft landscaping features to enhance urban greening biodiversity, including on the roof terraces, pocket square and edge planters. Where roof spaces cannot be accessed for practical reasons the surfaces would be greened where possible.

Consultations

27. The Applicants have submitted a Statement of Community Involvement outlining their engagement with stakeholders. Prior to the application being submitted the applicant has undertaken extensive pre-application consultation with key decision-making authorities, key stakeholders and local community (including nearby residents and places of worship). A project website was established which included a virtual exhibition of the proposals for the public to view and make comments.

28. Following receipt of the application the application has been advertised and consulted on. Copies of all the letters and emails received are attached.
29. The application was reconsulted in January 2021 following the receipt of amended information including reducing the height of the building to bring the proposed development below the threshold levels of LVMF panorama viewing corridors 2A.1 (Parliament Hill) and 3A.1 (Kenwood) along with the submission of drawings and associated assessments.
30. Views of other City of London Corporation departments have been taken into account in the preparation of this scheme and some detailed matters are addressed by the proposed conditions and the terms of the S106 agreement.
31. A summary of the consultation responses are provided in the table below and are available to view on the public website and are listed in the background papers list at the end of this report.

Consultation Responses	
Historic England	Historic England did not wish to make any comments on the application
GLA Stage 1 Response – November 2021 and GLA Email 19 January 2022	<p>Whilst the proposal could be supported in principle, the application does not fully comply with these policies, as summarised below:</p> <p>Land use principle: The applicant must satisfactorily evidence that there is no reasonable and demonstrable prospect of the site being used for offices. The delivery of purpose-built student accommodation could be supported subject to confirmation from the City of London Corporation that residential development would be appropriate within this part of the City of London. While the proposed cultural and community uses are supported in principle, the strategy should continue to be refined to ensure high quality spaces are delivered for the targeted end users.</p> <p>Officers Response to Comments: The applicant has provided further commentary on the loss of office floorspace. GLA and CoL officers acknowledge that the particular development constraints of the site, structural solution proposed, inferior office product and construction programme would be a significant impediment to delivery of an office scheme, as detailed within the supporting letter. Whilst there would be a loss of permitted office floorspace, this would not have an adverse impact on the overall stock of floorspace in the City or prejudice the City’s role as an international business and professional centre.</p>

	<p>The student accommodation and community spaces will contribute towards diversifying the City's building stock and land uses, adding vibrancy and activity for 7 days per week, and contribute towards meeting Local Plan housing targets. This wider range of activity would contribute towards the City Corporation's ambitions for a City of Culture and Commerce and align with the City Corporation's ambitions for a post Covid City. The loss of office accommodation is therefore considered to be acceptable within the provisions of Local Plan policies CS1 and DM1.1 and emerging policy in the draft City Plan 2036.</p> <p>Affordable Student Accommodation: The scheme proposes 35% on-site affordable student accommodation which is supported in accordance Policy H15 of the London Plan. However, the applicant should confirm that the affordable provision would be equivalent in terms of room sizes and occupancy level to the non-affordable rooms. The accommodation must be secured for use by students and subject to a nomination agreement with a higher education institution.</p> <p>Officers Response to Comments: Confirmation has been provided by the applicant that the affordable student accommodation will be provided in line with the requirements set out in the London Plan is supported. The applicant has confirmed that the room size and occupancy level between the non-affordable and affordable rooms will be equivalent, and a plan to show the designated affordable rooms within the development to ensure policy compliance would be required by S106 obligation. The applicants would also be required to enter into a nominations agreement with one or more higher education providers prior to occupation and this would be secured within the S106. A letter from London School of Economics (LSE) has been received stating that they are in advanced talks to take up the majority of the bedrooms LSE students.</p> <p>Quality of Student Accommodation: While the layouts of the rooms are considered to be adequate, it is noted that the communal spaces for the apartment layouts would not have access to natural light/ventilation. While there is no formal BRE (or other) criteria for assessing</p>
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student bedrooms, it is noted that the bedrooms facing the atrium would receive an Average Daylight Factor (ADF) of 0.1%-0.2%, which would be substantially below the target of 1% ADF for the student rooms. There are also a significant number of north-facing bedrooms. Overall, only 57% of the proposed bedrooms would achieve the equivalent of 1% ADF target. On this basis, GLA officers are concerned that the proposed student accommodation does not provide adequate functional living spaces and layouts as required by London Plan Policy H15.

Officers Response to Comments: Officers have expressed concern that the level of light to some of the student rooms (particularly those located within the lightwell) do not meet BRE Guidelines for adequate daylight and have sought further revisions from the applicants to the layout of the student rooms, including requesting the student rooms within the lightwell being removed altogether. During the course of the negotiations 12 rooms on the southern side of the lightwell (on floors 2-5) and were removed and were replaced with communal areas overlooking the atrium. The internal layout of rooms were revised so that desks were placed closer to the windows. The horizontal band width depth and fin depths on the southern elevation were reduced so that more light could penetrate into the rooms on the southern elevation.

Following these amendments a revised internal daylight of the student rooms (bedrooms and studios) has been assessed. Out of the 644 rooms proposed 574 (89%) of these rooms would achieve an ADF of at least 1%, which is recommended for bedrooms within the BRE Guidelines. 16 rooms would achieve an ADF of 0.8%-0.9% and 15 rooms would achieve an ADF of 0.6%-0.7% There would be 39 rooms which would have a ADF of between 0.1%-0.5%, these room are predominantly facing into the lightwell area. The majority of kitchen/cooking areas on the upper floors would have access to very little or no natural light.

Whilst officers are concerned about the low level of light to some of the rooms and kitchen areas, on balance, (particularly taking into consideration LSE's need for a minimum number of rooms see letter from LSE dated 20 January 2022) officers

are of the view that students would have the option of using amenity, breakout and study areas located throughout the building, along with the use of the publicly accessible roof terrace. The proposals also include 35% affordable student bedspaces and provides for 10% accessible rooms. On balance, the purpose-built student accommodation would accord with London Plan Policy H15, Local Plan Policy, CS5 and DM21.7 and Draft City Plan Policy HS6 and S23.

Urban Design: While the massing and layout is broadly supported, further consideration should be given to enhance the architectural quality of the proposal. A public access management plan for the new public route and roof terrace should be provided which demonstrates conformity with the Public London Charter. The applicant should address the strong concerns raised in relation to the layout and quality of the student accommodation and communal amenity spaces.

Officers Response to Comments: A public access management plan would be secured via S106 obligation along with a roof terrace management plan.

The proposal would provide approximately 1,014 sqm of internal communal amenity space comprising a TV lounge, home cinema room, games room, gym, music room, cafe/bar and kitchen at basement level 1. A lounge, break-out space and study rooms would be provided at first floor level.

The applicants have submitted an amenity provision note to explain the rationale of providing a central amenity hub at lower ground and first floor as opposed to smaller 'pepper potted' amenity hub on separate floors of the building.

Officers consider that the amenity and communal facilities would be acceptable.

Strategic Views and Heritage: The development will exceed the threshold height of LVMF strategic views 2A.1 (Parliament Hill) and 3A.1 (Kenwood). The proposal will also impact the setting of designated heritage assets, constituting less than substantial harm. Other material consideration detailed in this report require resolution before this

	<p>may be weighed against public benefits.</p> <p>Officers Response to comments: The height of the proposal has been reduced and is no longer exceed the threshold height of LVMF strategic views 2A.1 (Parliament Hill) and 3A.1 (Kenwood). The proposed development would not harm the characteristics and composition of LVMF strategic views and their landmark elements, preserving the ability of the observer to recognise and appreciate the strategically important landmarks, in accordance with Local Plan Policy CS13(1), London Plan Policy HC4 and draft City Plan 2036 Policy S13 and guidance contained in the LVMF SPG.</p> <p>Officers consider that there would be no harm to the setting of Smithfield Conservation Area and Newgate Street and their character and appearance would be preserved. It is considered that the proposal would preserve buildings, the settings and the special architectural and historic interest and heritage significance and contribution made by setting of : No 5 Snow Hill (Grade 2), 4 Snow Hill (Grade 2), Church of St Sepulchre with Newgate (Grade 1), Old Bailey Central Criminal Court (Grade II*), Holborn Viaduct Bridge (grade II), 1-8 Holborn Viaduct, 15 Old Bailey (Grade 2); Smithfield Market (Poultry Market) (Grade 2); and The Viaduct Tavern (126 Newgate Street) (Grade 2) It is considered there would be no harm to the significance of identified non-designated heritage assets 1 Snow Hill, 10 Snow Hill, the Engine House and the Red House, West Smithfield. Overall, the proposal would comply with Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and, HE1 Publication London Plan Policy HC1.</p> <p>Transport: The active travel assessment requires further work, and in accordance with Healthy Streets and Vision Zero objectives, a Pedestrian Comfort Level assessment and Stage 1 Road Safety Audit should be undertaken. The proposed long-stay cycle parking should comply with LCDS guidance and the location of the proposed short-stay cycle parking should be reconsidered.</p> <p>Officers Response to Comments: The applicants have provided further information and it is being reviewed by TfL. A Travel Plan (incorporating a cycling promotion plan) would be secured by s106 agreement and</p>
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	<p>this would ensure that the long stay cycle parking is in accordance with London Plan Cycling Design Standards.</p> <p>The off-site highway works that have been agreed are indicative only. CoL is currently designing footway strengthening works on Snow Hill and our pedestrian crossing will need to tie into that design when it is complete. The servicing access is existing with minor widening required and the TMO amendments on Snow Hill are still to be agreed. It is therefore not considered appropriate to undertake a Stage 1 Road Safety Audit.</p> <p>While it is not possible to accurately predict how many pedestrians will use this route, the applicants were able to demonstrate that at its narrowest the new pedestrian route could accommodate 780 peds/hour with a comfort level of A, 2,184 peds/hour with a comfort level of B and 3,120 peds/hour for a comfort level of C+.</p> <p>The site has planning consent for a hotel and office use. The trip generation comparison set out in the Transport Assessment demonstrates that 557 fewer pedestrians per day will be generated compared to the consented use and 1,556 fewer movements in general.</p>
<p>Health and Safety Executive</p>	<p>The omission of a firefighting lift serving the west stair (as required of a code-compliant design) means firefighters either have to climb twelve storeys of stairs and then travel horizontally in excess of 33m, or use the firefighting lift in the east stair then travel horizontally in excess of 50m. This poses a risk to firefighter safe. Two firefighting shafts, each containing a firefighting lift, stair and fire main, should therefore be provided, and firefighter travel distances should be limited.</p> <p>Officers Response to Comments: The applicants amended the application and a second firefighting lift serving the west core has been incorporated into the scheme. HSE have confirmed they are satisfied the new lift meets their requirements.</p> <p>The northwest stair case has a smoke shaft directly opposite the door to the stair. A smoke shaft should be at the remote end of a corridor away from the staircase so that it draws smoke</p>

	<p>away from the stair and not towards the stair.</p> <p>Plan drawings show flat windows in close proximity, and at right angles to the windows of other flats (for example the perpendicular windows of flats marked EN-02 and EN-03 on the twelfth floor). This proximity and angle may allow fire or smoke to exit a flat window and enter an adjacent flat windows.</p> <p>Officers Response to Comments: The applicants have recognised both these issues and are seeking to address them as the detailed design progresses. HSE have confirmed that the resolution of these issues at detailed design stage would be satisfactory and, in any case, will be subject to further regulatory approval.</p>
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Policy Context

32. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
33. The City of London has prepared a draft plan, the City Plan 2036, which was published for Regulation 19 consultation in early 2021. Onward progress of the Plan has been temporarily paused to enable further refinement, but it remains a material consideration in the determination of applications (although not part of the development plan) alongside the adopted 2015 City of London Local Plan and the London Plan 2021. The Draft City Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
34. Government Guidance is contained in the National Planning Policy Framework (NPPF) July 2021 and the Planning Practice Guidance (PPG) which is amended from time to time.
35. The Historic England Good Practice Advice notes, including Note 3 The Setting of Heritage Assets and Note 2 Managing Significance in Decision-Taking in the Historic Environment.

Considerations

Relevant Statutory Duties

36. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application, local finance considerations so far as

material to the application, and to any other material considerations.(Section 70 Town & Country Planning Act 1990); and

- to determine the application in accordance with the development plan unless other material considerations indicate otherwise.(Section 38(6) of the Planning and Compulsory Purchase Act 2004).
37. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

National Planning Policy Framework (NPPF 2021)

38. The NPPF states at paragraph 2 that “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
39. It states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social and environmental.
40. Paragraph 10 states that “at the heart of the Framework is a presumption in favour of sustainable development”. That presumption is set out at paragraph 11. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
41. Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a. the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);
 - b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and
 - c. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging

plan to the policies in the Framework, the greater the weight that may be given).

42. Chapter 9 of the NPPF seeks to promote sustainable transport. Paragraph 105 states that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.”
43. Paragraph 111 states that “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed”.
44. Chapter 12 of the NPPF seeks to achieve well designed places. Paragraph 126 advises that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
45. Paragraph 130 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible and which promote health and wellbeing.
46. Paragraph 134 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
47. Chapter 14 of the NPPF relates to climate change, flooding and coastal change. Paragraph 152 identifies that the planning system should support the transition to a low carbon future. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
48. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 195 of the NPPF advises that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take

this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

49. Paragraph 197 of the NPPF advises, "In determining applications, local planning authorities should take account of:
 - a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. the desirability of new development making a positive contribution to local character and distinctiveness."

50. Paragraph 199 of the NPPF advises "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

51. Paragraph 200 of the NPPF states "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

52. Paragraph 202 of the NPPF states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." When carrying out that balancing exercise in a case where there is harm to the significance of a listed building, considerable importance and weight should be given to the desirability of preserving the building or its setting.

53. Paragraph 203 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

Considerations in this case

54. In considering this planning application, account has been taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
55. The principal over-arching issues in considering this application are:
 - The extent to which the proposals comply with the relevant policies of the Development Plan.
 - The extent to which the proposals comply with Government guidance (NPPF).
56. The principal site specific issues in considering this application (in accordance with the over-arching issues above) are:
 - The loss of office floorspace
 - The acceptability of student accommodation use
 - Cultural and Community Strategy
 - The acceptability of the scheme in design and heritage terms including impact on heritage assets and Local and Strategic Views (incl. LVMF Views)
 - The impact of the proposal on any archaeology beneath the site.
 - Access and Inclusive Design
 - The impact of the proposal in highway and transportation terms.
 - The impact of the proposal in terms of environmental sustainability.
 - The impact of the proposal on air quality
 - The impact of the proposal on flood risk
 - Environmental Impact of Proposals on Surrounding Area (daylight, sunlight, wind, thermal comfort and noise)
 - Fire safety.
 - Health Impact Assessment
 - The requirement for financial contributions.

Principle of Development

Acceptability of the Loss of Office Floorspace

57. The previous building on site comprised 7,977sqm GIA of office floorspace. This building had been vacant for over 10 years prior to its demolition in 2020. The consented scheme proposed a mixed hotel/office development which retained 3,741sqm GIA of office, but with the equivalent number of workspaces as the demolished building. This application proposes 22,349 sqm of sui generis use, principally student accommodation, with no retained office space. There would be a loss of office floorspace against both the previous development on this site and the consented scheme. However, there would be no removal of existing office stock due to the demolition of the previous building

58. Local Plan 2015 Policy CS1 seeks to provide additional office accommodation to meet demand from long term employment growth and Policy DM1.1 (and draft City Plan Policy OF2) seeks to protect office accommodation. Policy DM1.1 states that loss of existing office accommodation should be refused where the site is not viable for office use and there are strong economic reasons why the loss of office use would be inappropriate. London Plan Policy SD4 (The Central Activities Zone (CAZ)) indicates that the nationally and internationally significant office functions of the CAZ should be supported. Policy DM1.1 indicates that a loss of office floorspace would be inappropriate where it would:
- prejudice the primary business function of the City;
 - jeopardise the future assembly and delivery of large office development sites;
 - remove existing stock for which there is demand in the office market or long-term viable need;
 - introduce uses that adversely affect the existing beneficial mix of commercial uses.
59. The supporting text to Local Plan Policy DM1.1, paragraph 3.1.8, and the Office Use Supplementary Planning Document indicate that proposals for the change of use from offices will normally be refused if the building or site is considered suitable for long-term viable office use. The Local Plan indicates that, exceptionally, the loss of an individual office development to other commercial uses may be acceptable where the proposed alternative use meets the wider objectives of the Local Plan.
60. Local Plan Policy DM1.5 encourages a mix of commercial uses within office development which contribute to the City's economy and character and provide support services to its businesses, workers and residents. Paragraph 3.1.20 indicates that such complementary uses include retail, leisure, education and health facilities.
61. No viability evidence has been provided to demonstrate that office use on this site would not be viable in the longer term, but the applicant has provided commentary on the difficulties of construction on the application site, office market conditions in the Holborn/Midtown area and the City as a whole, and the wider benefits of the proposed development to the City's post Covid recovery.

Construction Difficulties

62. Due to the Thameslink rail tunnels running under the site, a complicated structural solution and cantilever will be required which affects the positioning of an office core and creates additional costs. The applicant has suggested that the need for constant liaison with and approvals from Network Rail will add 18 months to the development programme which would be a significant disincentive to achieving a pre-let and obtaining necessary funding.

63. The structural difficulties would limit the net lettable area of any office building, resulting in an inefficient building with very deep floorplates and an efficiency of around 58% compared with a usual target of over 75%.
64. It is accepted that there are significant construction difficulties and complications arising on this site, and that these will add significant cost and thereby impact on overall development viability. Similar concerns over construction cost arise with the proposed development. (Similar difficulties have also arisen in respect of other sites within the City, where office redevelopment has nevertheless been promoted) In the absence of detailed viability information, it is not possible to say that these difficulties and complications would make retention of office space unviable.

Office Market Conditions

65. The demolished office space on this site totalled 7,977 sqm, whilst the consented office floorspace on this site totals 3,741 sqm. On 31 March 2021, the total office stock in the City of London stood at 9.44 million sqm. The loss of office floorspace on the application site would represent between 0.04% (permitted floorspace) and 0.08% (demolished floorspace) of total City office floorspace. In March 2021, a further 871,000 sqm of office floorspace had either been permitted or was under construction. The Planning & Transportation Committee have approved in principle a significant additional quantum of new office floorspace during 2021.
66. The applicant has submitted an Office Market Report, dated November 2021, which considers the supply and stock of office accommodation in the Holborn area. This report suggests that at Q3 2021, there was just under 109,000 sqm of available office floorspace in Midtown, with a further 184,000 sqm scheduled to be delivered after 2022. The office floorspace permitted on this site would comprise of 2% of the total development pipeline and 3% of the existing floorspace.
67. The loss of office floorspace on this site would therefore be minimal when considered against the existing and pipeline floorspace in the Midtown area and the City of London as a whole. Whilst the Local Plan resists the loss of office floorspace, the scale of the loss on this site would not prejudice the overall supply of office space in the City, nor prejudice the potential for future site amalgamation or result in the loss of existing stock. for which there is demand or longer-term viable need.

Alternative Use to address the loss of office floorspace

68. Although the proposal will not result in any loss of existing office accommodation, nor significant loss to the overall stock of office floorspace, in the absence of a viability assessment, the applicant also needs to demonstrate that the proposed alternative uses address the City Corporation's wider planning aspirations, particularly through the provision of complementary uses under Local Plan Policy DM1.5, and contributes to the City's post Covid recovery.

69. The proposed development seeks to deliver high-quality, purpose-built student accommodation and cultural and community floorspace, providing inclusive social infrastructure that addresses a local and strategic need within the City, whilst providing opportunities to engage residential and working communities through new facilities, including publicly accessible space for local community uses.
70. The applicant is in discussion with the London School of Economics (LSE) to provide accommodation for LSE students. The proposed student accommodation will enhance educational provision in central London, diversify uses in this part of the City and add vibrancy and activation to support other land uses, including retail and leisure, 7 days a week. The additional student accommodation will also contribute towards meeting the Local Plan and London Plan housing targets.
71. The application proposes 917 sqm (GIA) of cultural and community space. This is intended to expand upon the temporary, meanwhile use Gaia's Garden which was located on site until September 2021. The community space is designed to accommodate a wide range of community programmes and to link into the City Corporation's wider Culture Mile initiatives.
72. On balance, therefore, whilst there would be a loss of permitted office floorspace, this would not have an adverse impact on the overall stock of floorspace in the City or prejudice the City's role as an international business and professional centre. The student accommodation and community spaces will contribute towards diversifying the City's building stock and land uses, adding vibrancy and activity for 7 days per week, and contribute towards meeting Local Plan housing targets. This wider range of activity would contribute towards the City Corporation's ambitions for a City of Culture and Commerce and align with the City Corporation's ambitions for a post Covid City. The loss of office accommodation is therefore considered to be acceptable within the provisions of Local Plan policies CS1 and DM1.1 and emerging policy in the draft City Plan 2036.

Acceptability of Student Accommodation

73. In considering the student housing element, regard must be had to the need for student housing, the suitability of the site for delivering student housing and the quality of accommodation that would be delivered.
74. Local Plan Policy DM21.7 states that student accommodation would be acceptable where it would not prejudice the primary business function of the City, result in the loss of office (contrary to Local Plan Policy DM1.1), result in excessive concentration of student accommodation, have an adverse impact on the residential amenity of the area. This is further supported in Draft City Plan Policy HS6 which supports proposals for new student accommodation provided that they do not prejudice the primary business function of the City.

75. London Plan Policy SD5 and Local Plan Policy DM21.1 states that residential development is not appropriate in defined parts of the City of London. The Local Plan identifies clustered locations for the delivery of future housing developments. The application site is located 'near to' the Smithfield residential cluster and policy DM 21.1 identifies the area as suitable for the provision of new residential accommodation, including student accommodation, to sit alongside commercial and other land uses. There is a need for student accommodation and this site offers a suitable location for its delivery.
76. Local Plan Policy CS5 (North of the City) encourages the enhancement of the distinctive character of the Smithfield area by retaining a range of buildings suitable for accommodating a mix of uses, whilst recognising the particular challenges arising from the 24 hour character of the area and the improvement of pedestrian permeability and connectivity at ground floor.
77. Draft Policy S23 (Smithfield and Barbican) encourages culture led mixed use development, improvement of pedestrian permeability and support residential development in appropriate locations.
78. The proposal would deliver 644 rooms of Purpose Built Student Accommodation (PBSA) with ancillary accommodation, including a Cafe/Bar, Cinema Room, Music Room, Games Area, Video Games Area, Gym/Exercise Area, Private Dining and Laundry. The accommodation would be provided over 11 floors above ground floor level. The 644 rooms would provide a mix of bedroom types including studios, two-dios and ensuites including cluster apartments, with 10% proposed to be wheelchair accessible.
79. Policy H15 of the London Plan requires that Purpose-Built Student Accommodation (PBSA) should be secured for student use and that a nomination agreement is in place to ensure occupation by students of a higher education provider and to commit to have such an agreement for as long as the development is used for student accommodation. Local Plan Policy DM21.7 also requires proposals for student accommodation to be supported by higher educational institution operating within the Central Activities Zone. The submitted planning statement details that the applicant is in detailed discussions with the London School of Economics and Political Science to take a nominations agreement for the student accommodation beds within the scheme. A nominations agreement would be secured by S106 agreement which limits occupation to students studying at the stated further or higher education institution in order for the development to be in accordance with London Plan Policy H15 Local Plan Policy DM21.7.
80. The London Plan (2021) states that London's universities make a significant contribution to its economy and labour market and states that it is important that the attractiveness and potential growth of universities is not compromised by inadequate provision for new student accommodation.

81. The London Plan seeks to ensure the local and strategic need for PBSA is addressed, and the Mayor's Academic Forum has established that there is an annual requirement for 3,500 PBSA bed spaces across London over the plan period. Paragraph 4.15.1 of the London Plan sets out that the housing need of students in London, forms an element of the overall housing need for London. The completion of new PBSA therefore contributes to meeting London's overall housing need and will contribute towards meeting City of London Local Plan housing targets.
82. The scheme proposes to deliver 656 new student bedrooms in a purpose-built student accommodation facility. This proposal would contribute to both PBSA bed space requirements and housing targets set out in the London Plan and the Local Plan. Specifically, paragraph 4.1.9 of the London Plan and the Draft City Plan 2036 sets out that "net non-self-contained accommodation for students should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half student bedrooms/units being counted as a single home". As such, the delivery of 656 student beds is equivalent to 262 homes.

Affordable Student Accommodation

83. London Plan Policy H4 of the London Plan sets a strategic target for 50% of all new homes delivered across London to be genuinely affordable. The Mayor's Affordable Housing and Viability Supplementary Planning Guidance sets out that Affordable student accommodation should be provided on-site in line with the Mayor's Housing SPG. London Plan Policy H15 also specifies that purpose-built student accommodation schemes, which provide a minimum threshold of affordable student accommodation and meet the definition of affordable accommodation set out in Policy H15, are eligible to follow the Fast Track Route (FTR) which is the provision of 35% affordable units.
84. The applicant is proposing to provide 35% of the student bedspaces as affordable which is supported in accordance with H15 and H4 . The applicants have confirmed that the affordable student accommodation will be provided in line with the London Plan at a rental cost for the academic year equal to or below 55 per cent of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year. A plan showing the location of affordable rooms would be required to be submitted for approval and will be secured via section 106 agreement.
85. The provision in terms of room size and occupancy level between the non-affordable and affordable rooms will be equivalent. The affordable rooms will be subject to a nominations agreement, and will be allocated to a higher education provider, secured by the S106 agreement. The commitment to secure the flexible temporary use of the site during vacation period for ancillary uses would be secured by S106 agreement.

Student Accommodation Quality

86. Policy H15(A)(5) of the London Plan requires that student accommodation provides adequate functional living space and layout, and paragraph 4.15.6 of the London Plan sets out that the design of the development must be high quality and in accordance with the requirements of London Plan Policy D3 (optimising site capacity through the design-led approach).
87. Local Plan Policies DM21.1 (Location of New Housing) states new housing (including student accommodation) will only be permitted where development would not result in poor residential amenity within existing and proposed development. Local Plan Policy 21.5 (Housing Quality Standards) requires all new housing to be designed to standard that facilitates the health and well-being of occupants including taking into account provision of acceptable daylight to dwellings commensurate with a city centre location.
88. The proposal would provide three different student accommodation typologies. The studio rooms would range in size between 12-20sq.m and would feature a small double bed, ensuite, kitchenette, wardrobe and desk along with associated shelving and storage. The apartment layout would feature 2, 3 or 4 bedroom ensuite rooms with a shared open plan communal kitchen, living and dining space. The cluster arrangement would typically provide 7 student rooms with a larger kitchen/lounge located close to the cluster entrance.
89. The internal daylight that would be available in the habitable rooms of the student accommodation has been assessed using the Average Daylight Factor (ADF) methodology and the No Sky Line (NSL) / daylight distribution methodology (the methodology for the mapping the no sky line is explained in the daylight and sunlight section of this report).
90. The Average Daylight Factor (ADF) assessment is a calculation of the overall amount of diffuse daylight within a room that is measured at a working plane 0.85m above a room's finished floor level. The ADF assessment takes account of: the size and shape of a room and its serving window(s); the actual or reasonably assumed reflectance values of a room's internal surfaces (walls, floors and ceiling); the diffuse transmittance of the glazing to the serving window(s); and the amount of visible sky, which is calculated through a Vertical Sky Component assessment.
91. The BRE Guidance recommends a minimum average daylight factor (ADF) of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. Student accommodation is not explicitly discussed within the BRE Guidelines, but it is understood that it is common practice is to assign a minimum target of 1% ADF to student rooms (the target for bedrooms), which is considered by officers to be reasonable.
92. The internal daylight of the student rooms (bedrooms and studios) has been assessed. Out of the 644 rooms proposed 574 (89%) of these rooms would achieve an ADF of at least 1%, which is recommended for bedrooms within the BRE Guidelines. 16 rooms would achieve an ADF

of 0.8%-0.9% and 15 rooms would achieve an ADF of 0.6%-0.7% There would be 39 rooms which would have a ADF of between 0.1%-0.5%, these room are predominantly facing into the lightwell area. The majority of kitchen/cooking areas on the upper floors would have access to very little or no natural light.

93. Officers (and GLA in their Stage 1 response) have expressed concern that the level of light to some of the student rooms (particularly those located within the lightwell) do not meet BRE Guidelines for adequate daylight and have sought further revisions from the applicants to the layout of the student rooms, including requesting the student rooms within the lightwell being removed altogether. During the course of the negotiations 12 rooms on the southern side of the lightwell (on floors 2-5) and were removed and were replaced with communal areas overlooking the atrium. The internal layout of rooms were revised so that desks were placed closer to the windows. The horizontal band width depth and fin depths on the southern elevation were reduced so that more light could penetrate into the rooms on the southern elevation. (As a result of these revisions more bedrooms (89% as opposed to 57%) would achieve an ADF of at least 1%).
94. The applicants have submitted a letter from LSE stating that in order for LSE to be able to sign a nomination agreement – they would require an 644 student beds at minimum to be provided. In their letter, LSE have stated that they are seeking to expand student bed space numbers from the current 4,500 to 6,000 over the next 5 years. To do this they will require approximately 1,000 new bedspaces that are not only close to the campus as possible but are of a high quality, sustainable and at rents that are attractive and affordable for students. Further they have had to recently give up circa 500 beds which were within walking distance of the campus as the rents on those leases became too onerous and are looking to replace them with more affordable accommodation. LSE have confirmed in their letter that they remain committed to the project given its location being in walking distance from their campus. LSE have discussed the specification with the applicants and are assured that the student accommodation would be of highest quality. In reviewing the amenity and breakout spaces and study areas ranging from smaller hubs on levels 2-5 and a larger social amenity hub at lower ground and first floor level, along with the use of the publicly accessible roof terrace, on balance it is considered that the overall quality of the student accommodation is considered to be acceptable having regard to the specific requirements of LSE.
95. The proposal would provide approximately 1,014 sqm of internal communal amenity space comprising a TV lounge, home cinema room, games room, gym, music room, cafe/bar and kitchen at basement level 1. A lounge, break-out space and study rooms would be provided at first floor level.
96. The applicants have submitted an amenity provision note to explain the rationale of providing a central amenity hub at lower ground and first

floor as opposed to smaller 'pepper potted' amenity hub on separate floors of the building.

97. The note states that feedback provided by students and operators has indicated that on-floor amenity areas at circa 20sqm - 30sqm to be generally less used compared to central well-designed hub amenity areas.
98. Students generally find it much easier to make themselves socially comfortable in larger amenity spaces, especially if those spaces are designed to cater for a variety of group sizes and seating configurations in terms of open space seating (e.g. cafe table arrangements etc.) and sheltered spaces (e.g. booth seating etc.).
99. The lower ground floor activities will include Cafe Bar, Cinema Room, Music Room, Games Area, Video Games Area, Gym/Exercise Area, Private Dining and Laundry, clustered around the lounge bench seating wrapped around the core which will also offer an informal social interaction space centred on a games areas.
100. In addition to the main 'Social Activity Hub' on the lower ground floor, the proposed central amenity provision also includes a 'Study Zone Hub' on first floor which is designed to serve as a central study area offering a variety of spaces for study and social interaction centred around individual and group study activities. This space will include Classic Study Rooms, Study Booths, Individual Study Room, High Bench Touchdown Space, Platform Seating and a Cafe style seating arrangement to in order to provide a generous breakout space and a more informal study seating arrangement. Smaller amenity spaces to supplement the
101. On floor cooking facilities are provided for each unit type to cater for variety of needs including self-contained cooking facilities provided in studios and communal cooking facilities provided in cluster apartments. Detailed plans showing the kitchenette/cooking facilities layout to ensure sufficient space for food preparation would be required to be submitted as part of the Student Management Plan. Bookable private dining rooms would be provided at lower ground floor if students wish to have meals in larger groups.
102. The supplementary information submitted with the application, including the Student Accommodation Management Plan, indicates that the site would be well managed. Staff would be on site 24/7 to oversee the running of the accommodation, health and safety and fire safety issues, maintenance and security and the management of the amenity of students as well as procedures to manage the impact on nearby occupiers including nearby residential properties. Running the site in accordance with the Student Accommodation Management Plan would ensure that the development would not detrimentally increase the current levels of noise and disturbance in the area and thereby protect residential amenity. A Student Accommodation Management Plan would be secured via S106 agreement. The amenity areas along with the range of room typologies, combined with the management of the student

accommodation would ensure that the development would be delivered and operated in accordance with Local Plan Policies DM21.1(Location of New Housing), DM21.5 (Housing Quality Standards) DM 21.7 (Student housing and hostels) and London Plan Policy H15.

Acceptability Of Student Accommodation Conclusion

103. Whilst there are no space standards for student accommodation, the development would be fit for purpose and provide for student well-being and activities, ensuring a range of high-quality and accessible, internal and external, communal amenity spaces. Overall, the provision of student accommodation in a highly accessible location is supported in both strategic and local planning terms. The provision of purpose-built student accommodation in this mixed-use development (within the Culture Mile) would not prejudice the business function of the City, would not result in an excessive concentration of student housing, is not considered to have an adverse impact on residential amenity of surrounding properties and would not involve the loss of permanent residential accommodation. Whilst officers are concerned about the low level of light to some of the rooms and kitchen areas, on balance, (particularly taking into consideration LSE's need for a minimum number of rooms) officers are of the view that students would have the option of using amenity, breakout and study areas located throughout the building, along with the use of the publicly accessible roof terrace. The proposals also include 35% affordable student bedspaces and provides for 10% accessible rooms. On balance, the purpose-built student accommodation would accord with London Plan Policy H15, Local Plan Policy, CS5 and DM21.7 and Draft City Plan Policy HS6 and S23.

Public Realm, Including Publicly Accessible Roof Terrace

104. Local Plan Policy DM10.1, DM19.1 and emerging City plan Policy HL1, DE3, London Plan Policy D8 all require high quality public realm and increased urban greening. Local Plan Policy DM 10.3 (Roof gardens and terraces) encourages high quality roof gardens and terraces where they do not overlook residential premises.
105. The proposal provides a free, publicly accessible roof-top garden and, terrace which includes high quality hard and soft landscaping (543 sqm) for visitors to the area as well as workers in the City, student occupants and as part of the wider cultural and community offer at ground floor level. This inclusive space has been designed to be used as a space to dwell and observe the surrounding area as well as further supporting biodiversity.
106. Access to the rooftop terrace will be via a dedicated lift at ground floor which visitors can access through a new dedicated entrance accessible off of the proposed new public route through the Site. The roof terrace is free for members of the public to visit, with no booking required. The rooftop terrace would be open free of charge for the public Monday to Sunday 10am – 6pm. A roof terrace management plan would be secured

by S106 obligation. The roof terrace has been design having regard to suicide prevention and the details of this is subject to a further condition.

107. There are residential properties on Cock Lane (28 flats) at No's 32 and 37 slightly further north at No 10 Hosier Lane (124 flats). Environmental Health have recommended a condition on the use of the proposed roof terrace being restricted between the hours of 23:00 on one day and 07:00 on the following day (other than in the case of an emergency) to safeguard amenity of adjoining premises in accordance with Policy DM15.7 and DM21.3.
108. The Proposed Development comprises 468 sqm of public realm through and around the proposed building. This includes a new public route through the site, linking City Thameslink Station to the new Museum of London Snow Hill Entrance and public realm improvements at the bullnose of the building to accommodate short term cycle parking. The new public route through provides the opportunity for a gateway from an important transport node to the beginning of the Cultural Mile and the important new Museum of London site. Active shopfronts are proposed at ground floor level which would activate the route public route through. There are level changes within the route through from Snow Hill toward Holborn Viaduct. The new public route through comprises steps and platform lifts. The steps are designed so that they form part o the design of the route through and can double up as spaces for people to congregate and sit on. The existing boundary walls at the bullnose of the building would be removed which are currently in situ at the junction of Holborn Viaduct and Snow Hill. This previously private open space would be opened up and transformed into public realm accessible by users of the building and workers and visitors.
109. The final details of the public realm including planting, materials, lighting, and management would be subject to conditions, S106 and S278. The overall vision for the public realm and the dynamic with the base of the building would positively transform the existing public spaces. The improvements to the public realm represent good place making and there would be gains quantitatively and qualitatively compliant with the NPPF design policies, London Plan policies, Local Plan policies, Draft City Plan policies, and the City Public Realm SPD.

Cultural and Community Use

110. Local Plan policies CS11 and DM11.2 and draft City Plan 2036 Strategic Policy S6 encourage new cultural experiences and art works. A Cultural Plan has been submitted in accordance with draft City Plan 2036 Strategic Policy S6
111. The applicant hopes to build off the success of Gaia's garden, a temporary community use which occupied the site post demolition. This brought people together from a wide range of communities to benefit from gardening, creative activities and events it hosted. The applicant has developed a coherent cultural proposal through engagement with local stakeholders and expertise from cultural curators such as Sound

diplomacy and the Creative Land Trust to ensure the practical implementation and success of the plan.

112. The applicant would be committed to dedicating the ground floor plan for flexible spaces able host a range of cultural uses (except for necessary circulation and utility areas) which would expand to the roof terrace during non-public hours (after 6pm and before 10am, but excluding hours when access and use is prohibited by condition) . The proposed uses which would be integrated with the proposed public route would create a vibrant gateway experience from Holborn Viaduct into the Museum of London Smithfield market complex.
113. The Creative Land Trust have been engaged to imagine the ground floor as an eco-system of cultural spaces where creatives can benefit from the clustering of ideas and activity to form a wholly new character to this location. An operator such as the Creative Land Trust would be employed to select and curate the occupiers who would embody the objectives of the Culture Plan:
- Promoting social mobility and nurturing the next generation of talent, including supporting pathways for individuals into the creative and quaternary industries.
 - Encouraging wider access to arts, heritage and culture specifically from underrepresented groups within society.
 - Encouraging social connectivity with neighbouring unempowered communities.
 - Encouraging wellbeing and addressing isolation.
 - Supporting the creation of new businesses and helping those businesses to thrive
114. Compounded with the influx of a new demographic of young people housed in the student accommodation above, and the site's close proximity to future location of the Museum of London at Smithfield and Culture Mile, the cultural proposal on this site would help to cultivate the transformation of the area to a Culture quarter of the City.
115. The cultural spaces have been designed to be flexible in order to adapt to the changing needs of the future users and uses. A multitude of layouts have been developed with the Creative Land Trust to ensure that the facilities and spaces are robust to accommodate changing needs whilst remaining fit for purpose.
116. The activities that are suggested in these spaces have been divided between 'Cultural consumption' and 'cultural production' and include a double height performance/lecture space, smaller cellular workshops and a shared space would bring together creatives, resident students, visitors, and the public alike. The spaces for cultural consumption would be placed where visibility from the public realm is highest and would animate the street as a result.

117. The details of management, final spatial layouts, the activation of windows at ground floor and final programme would be shaped by future needs, users and the market secured by condition and S106 agreements.
118. The proposal would be in accordance with Policy CS11 To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Visitor Strategy, Policy DM 11.2 Public Art To enhance the City's public realm and distinctive identity; and the proposed management strategy in the form of a Culture Plan, to be agreed via condition and S106 agreements would accord with Policy DM 11.1 Protection of Visitor, Arts and Cultural Facilities and emerging Strategic Policy S6: Culture, Visitors and the Night-Time Economy and Policy CV1: Protection of Existing Visitor, Arts and Cultural Facilities

Design

Height, Bulk and Massing

119. The proposed development takes cue from the building form of the nineteenth century Victorian Wellcome and Boroughs building that once stood on the site. The proposed height and scale would match that of 60 Holborn Viaduct, a modern commercial building with which it shares the island site and is the immediate neighbour to the west.
120. The proposed building would rise to a height of 55.34m AOD and would extend to the edges of the site boundaries. The distinct bull nose plan and orientation is a direct response to the topography and historic street pattern. It would comprise of 13 levels, inclusive of roof terrace, plus two basement levels with a central atrium extending down to ground to allow daylight into the centre of the site.
121. In longer views the height and massing would be a compatible addition to the established building scale and plots along Holborn Viaduct and Snow Hill. The upper most crown would step back in parts on the north and south elevations and to the bullnose facing east, reducing any potential visual bulk of the top two floors and create a distinct and legible silhouette.
122. In the more immediate context, the building line would be largely consistent to Holborn Viaduct reflecting the wider townscape to this southern aspect. The proposals would also repair the historic building line on Snow Hill with a more articulated and staggered building edge again a contextual response to the finer urban grain and narrower plot widths which define Snow Hill and the setting of this part of the Smithfield Conservation area.

Architecture, Public realm and lighting

123. The proposed development would respond to the historic context of both the Smithfield Conservation Area where it meets the boundary on Snow Hill and the surrounding commercial developments on Holborn Viaduct with the traditional expression of base, body and attic. The base of the building would have three public realm frontages and would be predominantly glazed to showcase the cultural activities and add vibrancy to the street scene. This would be further enhanced by a new north/south public route creating a direct line of sight and walkway from City Thameslink station to Smithfield Market. The base would also be planted with pockets of greenery placed around the various entrances into the site. This would be framed in a double height regular rhythm of glazed terracotta and grey terrazzo columns and pilasters which would unify and anchor the base in a pleasing coherent manner
124. The ground floor columns would carry vertically through the façade and crossed with thick horizontal spans, like string courses to articulate the tripartite composition, reflecting the classical proportions evident on 1,4 and 5 Snow Hill and that of the former existing on the Wellcome and Burroughs Building on the site. The façade of the body of the building would be expressed as a grid of two storey increments, with a frame of terracotta, within which are vertical panels of green upcycled glass and recycled aluminium framed windows, an unusual and innovative use of low carbon materials; horizontal bands of back painted glass separate each floor beneath the windows, altogether creating a layered depth to the façade. Solar shading would be managed by the addition of vertical bronze anodised fins which would add further texture and interest to the façade. Solar shading would be managed by the addition of vertical bronze anodised fins which would add further texture and interest to the façade
125. The façade treatment of the bullnose and the 'bookends', where the development would meet the existing building of 60 Holborn Viaduct, would be distinguished by a denser splay of bronze anodised aluminium fins and absence of contrasting recycled green glass. This design detail would be particularly effective as part of a townscape experience travelling round the curve of the bullnose where the diagonal fins would appear to glint and shift with the changing light. The windows and framing proportions have taken inspiration from studying the windows and framing of the original Wellcome and Burroughs Building as well as references from heritage buildings in Snow Hill and Cock Lane.
126. The facades facing on to the internal lightwell and public route would be articulated in a similar vein; layering, framing and detailing of windows bays albeit with a lighter and simpler colour palette to maximise the light down into the atrium.

127. At a distance, the overall composition emphasises legibility of the street pattern of the site and creates a strong identity drawing on classical forms of the Smithfield Conservation Area
128. The free public roof terrace, accessed via a dedicated public lift accessed from the proposed public route, would comprise meandering paths and intimate dwell spaces which would offer a green haven from the bustle of Holborn Viaduct. The orientation would exploit the impressive views East where a historic skyline of landmarks including the Old Bailey Central Criminal Court, St Sepulchre Church and in the distance, St Paul's Cathedral would be appreciated.
129. The rooftop plant would be sunken and discrete with solar panels sited on the west side and out of sight of views looking east. The balustrade and low-level planting is designed to avoid any breach of the threshold planes of the LVMF views and is visually concealed from views from the street. The layout of the roof plan would create a pleasant fifth elevation when viewed from other taller buildings. The rooftop garden would contain various climate resilient planting types including grassland and wetland habitats and a pond which would greatly improve the opportunities for attracting and sustaining biodiversity and bring nature to users. There are also modest green ledges and pockets of planting throughout the building which would contribute aesthetically to the building's fifth elevation when viewed from St Paul's cathedral gallery and higher buildings on Holborn Viaduct as well the building's ability to attenuate water as part of their response to climate change.
130. At the bullnose, the building frontage is stepped back from the street edge at ground floor level behind a colonnade, which creates a generous and inviting entrance-dwell space, open to the air. The articulation of this entrance would make this legible in the townscape and add prominence to the bullnose elevation. The Student entrance would be articulated by a canopy a storey above the ground level, tucked in the dog-leg profile of the building and located in the more domestic setting of Snow Hill. This would provide a legible and provide a welcoming, human scale arrival experience for students into the building which is intended to operate as a residential community. The servicing entrance would be discrete and located on Snow Hill and would be set away from the student entrance and the portal into the public route. The entrance would be flanked with living green walls either side which would create a soft and neutral backdrop to the liveliness of the public route. The details of the entrances would be secured via condition.
131. The proposed public route through the site would be accessed at lower ground level via steps and a platform lift from Snow Hill towards the western side of the site and accessed at ground level from Holborn Viaduct. The new public route would be clearly defined by portal frames creating an intimate path flanked by cultural spaces. This would expand into a central daylight atrium, which would house the entrance to the public roof terrace lift.
132. The architecture embraces and celebrates the changing levels of the site and incorporates this into the architecture, which would result in a

dynamic experience with steps doubling up as seating or planters, and vision panes into active ground floor spaces at different levels. The route would create a new direct line of sight through the island block, increasing public realm way finding. It is well overlooked and would benefit from natural surveillance, creating a sense of safety. The internal courtyard would feature planting, seating and bike storage and would be fronted by the cultural and community use spaces.

133. At ground level, the quality of design can be appreciated at a human scale; the soffit proposed for the public route reinterprets the patterned and faceted ceiling featured in the historic interior detailing of the Burroughs and Wells Building. There is a careful attention to crafted details with intricate motifs and patterns moulded into the terracotta and granite columns, creating a rich and tactile surface, similar to the cast iron details of Smithfield market. The large beams of building's skeleton create horizontal planes which span above and across the width of the public route which would be used as a canvas for artwork would further animate the walkway and the details of which would be secured by condition.
134. The architecture would be celebrated by a sensitive architectural lighting scheme and would provide an appropriate sense of arrival though the public route during hours of darkness without creating unnecessary light spill. The lighting at roof terrace would be at low level and discreet. Final details of the comprehensive lighting strategy including colour, candela and street lighting would be secured by condition.

Design Conclusion:

135. The design approach to the site would result in a development appropriate in scale, architectural form, innovative use and palette of materials and quality that would add a level of richness and visual interest to the local townscape. The final details of the development including greening, public realm, artwork, lighting, soffits, fins, entrances, and materials, would be secured via condition to ensure a high-quality appearance and finish in the final construction. The accessible roof terrace would enhance the visitor experience and elevate public views of the rich heritage of the townscape looking east. The public route and cultural uses would create a new engaging experience that would harness and contribute to the emerging vibrancy of the reimagined Smithfield Market Area and the wider Culture Mile.
136. The proposals comply Local Plan Policies CS10 and DM10.1, emerging City Plan Policy S8 and DE2, and London Plan D3 and paragraphs 130 and 132 of the NPPF. The proposal would deliver lighting which is in accordance with Local Plan policy DM 10.1, draft City Plan 2036 policies S8(11) and DE9 and Intend to Publish London Plan policy D8.

Strategic views – London View Management Framework

137. The London View Management Framework (LVMF) designates pan-London views deemed to contribute to the Capital's character and identity at a strategic level. The Site is situated in the following London View Management Framework (LVMF) Protected Vistas to St Paul's Cathedral:

- 2A.1 from Parliament Hill, London Panorama – the development would be within the Landmark Viewing Corridor but would not breach the threshold plane
- 3A.1 from Kenwood, London Panorama, - – the development would be in the Landmark Viewing Corridor but would not breach the threshold plane
- 4A.1 from Primrose Hill, London Panorama – the development would be in the in the Wider Setting Consultation Area and would incur a minor breach to the threshold plane, triggering a qualitative assessment (below)
- 5A.2 from Greenwich Park, London Panorama – Background Wider Setting Consultation Area and would incur a minor breach to the threshold plane triggering a qualitative assessment (below)
- 6A.1 from Blackheath Point, London Panorama – the development is in the Background Wider Setting Consultation Area and would incur a minor breach to the threshold plane triggering a qualitative assessment (below).

View 2A.1 – Parliament Hill

138. The site lies within the landmark viewing corridor of the Parliament Hill Protected Vista (London Panorama) focussing on St Paul's Cathedral. After officer negotiation, the proposed development was reduced in height so that it does not breach the threshold height of the landmark viewing corridor which rises from 55.115m to 55.735m across the site.

139. A slither of the top of the building would be visible in front of the base of the Western Towers of St Paul's Cathedral. The base of the Western Towers is currently partially obscured by the dome of the Old Bailey. The proposed building's rust-coloured would just be visible in front of the dome of Old Bailey in magnified views. The silhouette of the proposed uppermost part of the roof and palette of materials would not be intrusive, prominent or unsightly in the view. The magnitude of impact would be negligible. There would be no impact on an observer's ability to 'recognise and appreciate' St Paul's as a Strategically Important Landmark in the view and the nature of the effect would therefore be neutral.

140. The Visual Management Guidance for this view is set out in paragraphs 98-103 of the LVMF and states that St Paul's Cathedral and its western towers should be recognisable in the panorama. The proposed development would be some distance away to the right of the cathedral

and would not harm the characteristics and composition of the view and the protected vista and is in accordance with London Plan policies HC3 and HC4, Local Plan Policy CS13 and proposed Submission Draft City Plan policy S13.

View 3A.1 – Kenwood

141. The site lies within the Landmark Viewing Corridor of the Kenwood Protected Vista (London Panorama). After officer negotiation, the proposed development was reduced in height and the proposal does not breach the threshold plane which rises from 55.437 m to 56.125 m across the site.
142. Again, a slither of the top of the proposed building would be visible in front of the base of one of the Western Towers, which is partially obscured by the dome of the Old Bailey and which is not identified within the view. The proposed facade would just be visible in front of the dome of Old Bailey. The silhouette of the proposed uppermost part of the roof and palette of materials would not be intrusive, prominent or unsightly in the view. The magnitude of impact would be negligible. There would be no impact on an observer's ability to 'recognise and appreciate' St Paul's as a Strategically Important Landmark in the view and the nature of the effect would therefore be neutral.
143. The proposed development would accord with the guidance for this view set out in paras 119 – 122 of the LVMF which states that the Protected Vista includes a Landmark Viewing Corridor to the peristyle, drum, dome, and western towers of the Cathedral. Development above the threshold plane of this Landmark Viewing Corridor would compromise the viewer's ability to recognise the landmark and should be refused.
144. The development would not harm the characteristics and composition of the view and is in accordance with London Plan policies HC3 and HC4, Local Plan Policy CS13 and proposed Submission Draft City Plan policy S13.

View 4A.1 – Primrose Hill

145. The site lies within the Wider Setting Consultation Area of the Primrose Hill Protected Vista (London Panorama) focussing on St Paul's Cathedral. The consultation threshold is a constant plane of 52.1m AOD at this point and the site lies within the vista foreground of the Strategic Important Landmark. The proposal breaches this height by 2.99m and the uppermost part of the building would be partially visible. However, the scheme is located some distance to the left of the Cathedral and is largely obscured by other taller foreground buildings within LB Camden. The facade and flat roofline would add a neutral addition to the skyline and will not affect the ability to appreciate and recognise St Paul's Cathedral as the Strategically Important Landmark or other landmarks identified in this LVMF view.

146. The proposal would be in accordance with the visual management guidance for the view set out in paragraphs 130 – 135 of the LVMF. The development would not harm the characteristics and composition of the view and the protected vista and is in accordance with London Plan policies HC3 and HC4, Local Plan Policy CS13 and proposed Submission Draft City Plan policy S13 which seek to protect strategic views.

View 5A.2 – Greenwich Park

147. The site lies within the Background Wider Setting Consultation Area of the Greenwich Park Protected Vista (London Panorama). The proposal breaches the consultation threshold height (53.6AOD) by 1.49m and a small portion of the roof would be visible some distance to the right of the Monument strategic landmark in this view. The distance, dark rust-coloured façade and the dominance of other layers of buildings in front of the proposed building would make this massing recessive. There would be no impact on an observer's ability to 'recognise and appreciate' St Paul's, and due to the location in the view there would be no impact on the relationship between St Paul's as the Strategically Important Landmark, the Monument and Tower Bridge, in the view and the nature of the effect would therefore be neutral.

148. In accordance with paragraphs 143 – 147 of the Visual Management Guidance in the LVMF SPG, the development would preserve the viewer's ability to recognise and appreciate the dome, peristyle, and western towers of St. Paul's Cathedral, ensuring these elements retain a backdrop of clear sky. It is considered the visual management guidance is complied with. The development would not harm the characteristics and composition of the view or other landmark elements and the protected vista and is in accordance with London Plan policies HC3 and HC4, Local Plan Policy CS13 and proposed Submission Draft City Plan policy S13 which seek to protect strategic views.

View 6A.1 – Blackheath Point

149. The site lies within the background Wider Setting Consultation Area (left lateral) of the Blackheath Point Protected Vista (London Panorama). The proposal breaches the threshold plane height (54.2) by 0.9m. A very small portion of the roof would be visible in this magnified view, in the backdrop some distance to the northeast of the Cathedral.

150. The visual management guidance for this view states that the western towers of St Paul's Cathedral are integral to the viewer's ability to recognise and appreciate the Strategically Important Landmark. Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate St Paul's Cathedral and its western towers. It states development should generally not be taller than the base of the peristyle of the Cathedral although the

effect of colour, scale, reflectivity, and distance from the landmark of new development should be understood and tested (LVMF SPG para 155-156).

151. Being indiscernible due to the distance of 8km and complex layers of back drop, it is considered that the proposed development would accord with generic and view specific the visual management guidance set out in paragraphs 154-156 of the LVMF SPG. The development would not harm the characteristics and composition of the view and is in accordance with London Plan policies HC3 and HC4, Local Plan Policy CS13 and proposed Submission Draft City Plan policy S13 which seek to protect strategic views.

Summary of LVMF Impacts

152. The proposed development would not harm the characteristics and composition of these strategic views and their landmark elements, preserving the ability of the observer to recognise and appreciate the strategically important landmarks, St Paul's Cathedral, in accordance with Local Plan Policy CS13(1), London Plan Policy HC4 and draft City Plan 2036 Policy S13 and guidance contained in the LVMF SPG and Protected Views SPD.

Other Strategic Local Views

St Paul's Cathedral – Views From

153. The proposal would be visible from the Stone and Golden Galleries of St Paul's Cathedral. The proposed roof has been designed so that the greenery would be visible at the prow of the building which faces St Paul's with the plant sunken into the massing and solar panels placed to be in the background. The Protected Views SPD seeks special attention be paid to the roofscape surrounding the Cathedral. In these views, the building would be visible in the context of the coarse grained roofscape of mid-rise commercial buildings. Its height, although slightly taller than its adjacent neighbours, would sit comfortably in the view and would not draw the eye or distract from the closer skyline landmarks of the dome of the Central Criminal Court or the Tower of St Sepulchre.
154. The proposed development would not obscure or detract from a City skyline landmark. It is considered it would preserve the composition and character of these views in accordance with Local Plan Policy CS 13 and draft City Plan Policy S13 and guidance contained in the Protected Views SPD.

Monument - Views From

155. A slither of the roofline and the upper most part of the proposed building would be technically visible. However, due to the distance and coarse grained roofscape, it would not be discernible to the human eye. It is considered it would preserve the composition and character of this view

in accordance with Local Plan Policy CS 13 and draft City Plan Policy S13 and guidance contained in the Protected Views SPD.

Heritage

156. Through the pre-application and application process the proposals have been assessed against Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and HE1, London Plan Policy HC1 and the relevant NPPF paragraphs 199-208. There has also been special regard to the desirability of preserving surrounding listed buildings including their setting and any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Indirect impacts on the setting of designated heritage assets

Holy Sepulchre Without Newgate Church (Grade 1) and Railings and dwarf wall to the Church of St Sepulchre (Grade 2)

157. The church is situated on the northwest quadrant of the junction of Holborn Viaduct and Giltspur street and lies west immediately west of the proposed development. The impact of the proposed development on the Church's architectural, historic, archaeological and artistic values is assessed below.

158. Holy Sepulchre is the largest parish church in the City and has been receiving patronage from St. John's College, Oxford since 1622. Kept within the church is the handbell immortalised within the nursery rhyme Oranges and Lemons as "the bells of Old Bailey" wrung outside the cell of the condemned before their execution in Newgate Prison. The Church has been a spiritual centre in London dating back to Saxon times when the church was dedicated to St. Edmund.

159. The existing church building dates to circa 1450 with the outer walls, porch and the majority of the tower the only original features from this construction having survived the Great Fire of London in 1666. Little historic fabric remains of the interiors which have been wholly redesigned after damage of the Great Fire of 1666 and have undergone alterations as recent as 1955. However, there are several notable stained-glass windows in the church of architectural value, albeit all dating from the 20th Century (their predecessors having been destroyed by fire or bombs), of which several are memorial windows including one dedicated to Captain John Smith. The railings and wall date from the early C19th and enclose the churchyard and have historic and architectural value.

160. The setting is defined by the churchyard, prominent location fronting the interchange of Giltspur Street, Newgate Street, Snow Hill Court, Old Bailey, Cock Lane and Holborn Viaduct as well as the radiating curve of

Snow Hill which contribute to its significance as an historic landmark in the townscape. The railings and wall date from the early C19th and enclose the churchyard, a small green oasis with mature trees and vegetation which have a sense of serenity and separate the building from its context of the heavily trafficked and congested High Holborn. These attributes contribute to the building's historic and architectural value.

161. The wider setting is lower quality dominated by the rear elevations of Snow Hill and Cock Lane buildings and the busy commercial, more varied architecture and coarser urban grain of High Holborn although this includes some monumental and civic historic buildings.
162. The proposal would appear within the setting of the church but the height and scale of the proposed building is located at a sufficient distance from the Church so as not to over-dominate the prominence of the Church or detract from existing setting. The proposed building would curve away from the Church the proposed facade would provide an attractive backdrop to the Church The warm and darker tones of the proposed terracotta and anodised bronze materials would complement and contrast with the materiality of the Church and would preserve its prominence in the foreground in views west. The proposed height of the building would be below the height of the Church spire, preserving the designated heritage asset's silhouette and landmark status in the townscape. The ground floor green fringes of the proposed building would complement the mature trees and planting within the churchyard. The proposed public roof terrace would provide an enhance viewing experience and appreciation of the historic and architectural values of the designated heritage asset and the wider historic context and this is a public benefit.
163. The proposed height and massing of the building would not have an adverse impact on the existing daylight conditions to the church and therefore there would be no noticeable impact on the ability to appreciate the stained-glass windows from within.
164. Overall the proposal would preserve the building, the setting and the special architectural and historic interest and heritage significance of the Church of St Sepulchre and the railings, including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

No. 5 Snow Hill (Grade 2 listed)

165. The proposed building lies within the immediate setting of 5 Snow Hill located mid-terrace on the opposite side (north) of the street in the tight urban block.
166. 5 Snow Hill was a purpose-built police station and has historic and architectural values. It is the oldest purpose-built police station to survive in the City of London and was the second station on this site.

Constructed 1925-1926 and designed by Sydney Perks, Architect and Surveyor to the City of London. The part of the building, fronting Snow Hill, is generally well preserved and comprises a unique and imposing narrow Portland stone clad frontage of five storeys and recessed mansard. This facade has very high architectural value for its fusion of restrained interwar classicism with the material and form of the Arts and Crafts movement reflected in the bronze framed polygonal bow window across the upper four floors.

167. The setting is defined by the mid terrace location alignment of Snow Hill and the rich variety of buildings on Holborn Viaduct and Farringdon Street which reflect the former uses of the area and St Sepulchre's Church. This dense, architecturally varied urban character and rich variety of former uses as well as the finer urban grain of neighbouring buildings and links to law and order in the locality such as Old Bailey and Newgate Prison all reinforce the historic and architectural values of 5 Snow Hill. The congested bustling nature of Holborn Viaduct makes a lesser contribution to setting and significance.
168. The proposed development would be within the immediate setting of 5 Snow Hill. The curved footprint and facade of the proposed development would reinforce and emphasise the distinct street contours and re-establish the building line of Snow Hill. The materiality, scale, vertical emphasis, and proportions of the proposal would integrate with the finer urban grain of the setting to 5 Snow Hill. Overall, the proposal would preserve the special architectural and historic interest and heritage significance of 5 Snow Hill, including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

No. 4 Snow Hill (Grade 2 listed) and the setting

169. No 4 Snow Hill adjoins 5 Snow Hill and dates from 1875 and is 5 storeys of a plain red brick and Portland stone with tiled roof and is an office building but former furniture warehouse. The building has architectural and historic significance derived from the front elevation, the building has been remodelled and extended at the rear and the interior has been comprehensively modernised. The buildings central alignment within the terrace and prominent roofline is defined by the pinnacle of its brick gable end and is a distinct feature.
170. The setting is defined by the mid terrace location alignment of Snow Hill and the rich variety of buildings on Holborn Viaduct and Farringdon Street which reflect the former uses of the area and St Sepulchre's Church. This dense, architecturally varied urban character and rich variety of former uses as well as the finer urban grain of neighbouring buildings reinforces the historic and architectural values overall visual interest of the front elevation. The congested bustling nature of Holborn Viaduct makes a lesser contribution to setting and significance.

171. The impact to setting would be similar to 5 Snow Hill. The curved footprint and facade of the proposed development would be distinct in the setting and reinforce and emphasise the street topography and re-establish the building line of Snow Hill. The materiality, scale, vertical emphasis and proportions of the proposal would integrate with the finer urban grain of the setting to 4 Snow Hill. Overall, the proposal would preserve the building, its setting, and the special architectural and historic interest and heritage significance of 4 Snow Hill, including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

Bridge or Viaduct over Farringdon Street, Holborn Viaduct EC1 – Grade 2 listed

172. The Holborn Viaduct Bridge over Farringdon Street was constructed in 1863-9, designed by Chief Engineer of the City of London, William Heywood. It is a significant piece of Victorian infrastructure and civil engineering, bridging the Fleet Valley and providing a much-needed improvement in the connection between the West End and the City.
173. The listed bridge comprises three cast iron spans supported on granite piers with elaborate decoration including pairs of statues and winged lions, three lamp standards and City arms to each balustrade.
174. The bridge is of historic significance as part of the 19th century Holborn Valley improvement works and Victorian civil engineering. It is of architectural and artistic significance for the architectural detail of its ornate cast iron work.
175. The four pavilion gatehouses on Holborn Viaduct and Farringdon Street are an integral part of the immediate setting of the listed bridge and contribute positively to its architectural and historic significance. Adjacent to each gatehouse are taller, large commercial modern buildings which form the backdrop setting to the listed bridge. The contrast in historic gatehouses and taller modern buildings is characteristic of the setting.
176. In views from the west along Holborn Viaduct, the proposal would appear in the foreground to the bridge. Due to its location, height and separation from the listed building the development would sit comfortably with the scale of the surrounding taller modern buildings adjoining the historic gate houses and would not detract from the contrasting nature. In views east the development would largely be concealed by taller buildings along Holborn Viaduct and the development would only be glimpsed and this would not be adverse in the setting of the listed buildings. Overall, the proposal would preserve the Bridge or Viaduct, its setting, and the special architectural and historic interest and heritage significance of the Bridge or Viaduct over Farringdon Street, including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

1-8 Holborn Viaduct, 15 Old Bailey (Grade 2 listed)

177. Nos. 1 – 8 Holborn Viaduct, 15 Old Bailey stand to the southeast of the site. These buildings comprise offices and shops and date from 1874 to designs by Evans Cronk. They were restored and internally reconstructed in 1985 and are in a French Second Empire style. They are of brick in mixed bond with cream and red stone dressings. Their setting is defined by the heavily trafficked and busy crossroads of Holborn Viaduct, Newgate Street, Giltspur street and Old Bailey and a variety of architectural styles, and ages and a context which has a coarser, more monumental urban grain. This building is one of 4 historic ornate and grand buildings which mark the 4 corners of the junction, albeit set back behind street trees and a modest modern dwell space which breaks away from the cross-formation of the roads and thoroughfare nature.
178. The proposed development would be apparent in the setting of the listed buildings in views from Newgate Street and Holborn viaduct. The bronze anodised fins would complement the sandy tones of the listed façade and the bullnose feature proposed at the southeast corner would echo the round edges of 15 Old Bailey and soften its presence in the setting. The proposal in terms of massing, scale and materiality would be a contextual and compatible response some distance from the listed building separated by Holborn Viaduct. Overall the proposal would preserve the building, its setting and the special architectural and historic interest and heritage significance of 1-8 Holborn Viaduct, 15 Old Bailey, including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

The Old Bailey (Central Criminal Court) (Grade 2)

179. This is located to the southeast of the development. In views west, in particular along Newgate Street. This three storey building dates from 1900-1907 and is to designs by Mountford; the elevations front onto the junction of Holborn Viaduct, Newgate Street, Giltspur street and Newgate Street are of classical style and Portland stone, complete with dome and gilt bronze sculpture of Lady justice sword in hand and weighing the scales of justice. The architecture evokes the civic importance and grave nature of its use as a law court. The building has architectural and historic values and is a local and City-wide landmark. The setting is defined by the busy junction of Newgate Street, Giltspur Street, Holborn Viaduct and Old Bailey. The local context of historic buildings on Newgate Street match in masonry material, classical architecture, height and richness, together they create the sense of a grand boulevard. The existing modern buildings on Old Bailey opposite the Central Criminal Court provide a neutral backdrop and do not contribute to the significance.

180. The proposal would appear in the setting of Old Bailey but some distance back in an oblique view of the north elevation in view looking west down Holborn Viaduct. The proposed development would echo the distinct narrow elevation and curved corners of 15 Old Bailey (Grade 2) and would be a contemporary but contextual response. The proposals in terms of massing, footprint, scale and materials would be a positive addition to setting.
181. In longer views from Parliament Hill the upper section of the upper drum at the base of the dome of the Old Bailey which is visible in the foreground would be slightly obscured by the proposed development. However, this would not diminish the ability to distinguish the roof silhouette or its significance in this view as a City landmark. Furthermore, the public roof terrace which forms part of the proposal would offer exceptional new elevated public views of the cupola of the Old Bailey enhancing the ability to appreciate the architectural significance. The impact on the LVMF View 2A.1 Parliament Hill is discussed in more detail in the Strategic View section of the report. The Old Bailey is not identified as landmark or significant building within the view.
182. Overall, the proposal would preserve the building, its setting and the special architectural and historic interest and heritage significance of Old Bailey, including the contribution made by setting in immediate and more distance viewing experiences of setting and significance. There is not considered to be any harm to the significance of this designated heritage asset.

The Viaduct Tavern (126 Newgate Street) Grade 2 listed

183. This This corner public house is located to the east of the site and dates from 1874-5 and its interior was remodelled in 1898-1909 by Arthur Dixon. This four storey high building is in an Italianate style. It is of granite to the ground floor and has brick end stacks with moulded stone cornices. The setting is defined by the busy junction of Newgate Street, Giltspur Street, Holborn Viaduct and Old Bailey. Facing its south elevation, the Central Criminal Court north elevation mirrors the bow frontage of 126 Newgate Street forming a discernible 'mouth' and gateway experience to the start of Newgate Street in long views looking east down Holborn Viaduct. The lively nature of the public house is complemented by the shops and active frontages experienced in neighbouring terraced buildings which positively contribute to the setting and continue down the south facing side of Newgate Street contrasting architecturally and functionally with the civic and sober status of the Central Criminal Court.
184. The proposal would appear some distance back with an oblique view of the south elevation in views looking west along Holborn Viaduct echoing the narrow elevation and curved corners of 15 Old Bailey (Grade 2). The proposal in terms of massing, scale and materiality would be a contextual and compatible response some distance from the listed

building. Overall, the proposal would preserve the building, its setting, and the special architectural and historic interest and heritage significance of The Viaduct Tavern (126 Newgate Street), including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

St Paul's Cathedral (Grade 1)

185. The proposed development would not impact on the immediate setting of St Paul's Cathedral due to the proximity of taller buildings which would conceal the development. The impact of the development on the ability to appreciate St Paul's Cathedral in more distance views is assessed in the Strategic Views Section of the report and no harm is identified.
186. The free to visit public roof terrace which forms part of the application proposal would offer high quality elevated public views of St Paul's Cathedral. This would provide an opportunity to appreciate the Cathedral's architectural significance and its status as a metropolitan and national landmark and is considered to be a public benefit

Smithfield Market (Poultry Market) (Grade 2)

187. The proposed development would be glimpsed in views looking south at the most south-eastern corner of the north facing façade. The Poultry Market was built between 1961-63 to designs by architect T.P. Bennett and structural engineers Ove Arup and Partners. The only realised part of an ambitious 1960s masterplan to rebuild the entire Smithfield complex, the Poultry Market strikingly juxtaposes its modern architecture to the Victorian market buildings while conforming to their scale and basic layout. The building's vibrant 'pop-architecture' stylings and impressive structural engineering reflect the prevailing aesthetic and technologies then being pioneered at the time. This trait is expressed most strongly by the dome and the use of translucent glazing below so that it appears rest improbably on four small corners.
188. The setting is defined by the adjoining General Market, built 1879-83, completing the sequence of Victorian market buildings by Sir Horace Jones; and a triangle cluster of buildings comprising of the Fish Market also by Horace Jones, the Red House and Engine House completed by later contemporaries, Reeves and Styche in 1898 and 1899. All buildings share Jones' and traditional materiality and Renaissance stylings and conform to the formal grid street pattern. The massing is of finer grain and smaller scale than the General, Poultry, West and East Market buildings giving them a subservient quality. These are all considered non designated heritage assets and positive contributors to the Smithfield Conservation Area.
189. The setting is defined by the grid street pattern which borders and runs through the market complex taking on a complex nature of grandiose and utilitarian. The surrounding buildings are modern and of similar

scale. The larger modern commercial buildings on Holborn Viaduct create a contrasting back drop to the historic market complex. The proposal would form part of this backdrop and would be consistent in scale. The proposed development would only be glimpsed, and the proposed scale, materiality and design would complement this wider varied setting. Overall, the proposal would preserve the building, its setting, and the special architectural and historic interest and heritage significance of Smithfield Market (Poultry Market), including the contribution made by setting. There is not considered to be any harm to the significance of this designated heritage asset.

Conservation Areas

Smithfield Conservation Area

190. The proposed building lies within the setting of this Conservation Area which is located to the north and east of the site. The Smithfield Conservation Area SPD adopted in September 2012 summarises the character and appearance of the area as deriving from its two-millennia established history, reflected in the incremental evolution of its built forms and street pattern and the juxtapositions of its townscape, the presence of ancient, still-functioning institutions including the markets, its rich associations with notable figures and organisations and the high quality of its architecture, cultural significance, heritage assets, archaeology and open space. The Smithfield Market area will be undergoing a change in character further to its conversion to the new Museum of London site and is expected to become a vibrant cultural centre, bringing visitors and new businesses in the future. The Smithfield Conservation Area comprises of 5 character areas. The site lies on the boundaries of Areas 3 and 4.
191. Area 3 is occupied by the Smithfield market complex; the buildings of the market and their associated structures are substantial in scale and elaborate in appearance, and as such have a dominant presence in the conservation area. Their character reflects the single commercial use for which they were built whilst their layout allows for the ease of movement which facilitates the distribution of wholesale goods. Although architecturally varied, the buildings are united in their scale and urban grain; use of architectural detailing and statuary to enliven the roofscape; red brick and Portland stone, stone carvings to the roofline and decorative ironwork which makes a particular contribution to the character of the buildings. Their style has been described as French-Italian Renaissance.
192. The settings of sub conservation areas 3 is characterised by a mix of urban development, large modern office development on busy grand streets of Holborn Viaduct and Farringdon Street as well as the tighter and low rise historic grain of charterhouse Street, which is quieter and engages directly with the market buildings. The proposed development would appear as the backdrop in Views looking south from Smithfield

Street. This would sit comfortably with the other larger scale buildings on High Holborn in the background. The glazed terracotta colour and anodised bronze aluminium fins would complement the tones of the redbrick and Portland stone without competing.

193. In this view the proposed development's public route would open directly onto this sight line and would visually connect and engage with the existing street pattern. The proposed public route would enhance the visitor's experience of the Conservation Area approaching from High Holborn and support the visitor way finding experience in the context of Smithfield's market transformation into the Museum of London.
194. Area 4 is bounded by Smithfield Street, West Smithfield, Giltspur Street and Snow Hill. The character and appearance is defined by a historic street pattern, a change in topography, relatively uniform building heights and materials such as York stone paving and varied palette of brick types. The change in levels and gentle curves of the streets provide interest to local views. Snow Hill has a varied and attractive architectural grouping alongside St Sepulchre Church bolstered with greenery and street trees at either end of the street.
195. The proposed development would appear in the foreground in identified Conservation Area View no.4. In this view, the sweep of the north side of Snow hill with a mix of masonry terraced buildings which proceeds the Holy Sepulchre Without Newgate Church. The proposed development would emphasise the curvature of Snow Hill and would preserve the view of the terrace and listed Church and the green fringes at ground level of the proposed building would integrate well with street planting without over dominating. The hierarchical proportions of base, middle and attic emphasised by the strong horizontal banding, akin to cornice lines, would be appropriate to the similar expression of cornice lines and proportions articulated particularly on no. 1,4 and 5 Snow Hill.
196. Overall, the proposal will not detract from the setting, or harm the significance, character or appearance of the Smithfield Conservation area.

Newgate Street Conservation Area

197. This Conservation Area is located to the south and east of the site and the proposed development would appear in its Setting. The crossroads of Newgate Street, Holborn Viaduct, Old Bailey and Giltspur Street generally define the boundaries and the 4 historic buildings sited on the corners of the junction, all of which are also listed; Central Criminal Court, the St Sepulchre Church, 126 Newgate Street and 15 Old Bailey dominate the character and appearance of the Conservation Area.
198. The character and appearance is summarised by the arrangement of the hierarchy of streets, buildings and spaces. The hierarchy in the street pattern here is generally echoed by the scale of the buildings; The historic north-south route and the civic formality of Holborn Viaduct,

added later in the middle of the 19th Century, create a landmark cross roads on which the Central Criminal Court and the Holy Church of Sepulchre are located. Counter-balancing this is the informality of Snow Hill and the tight enclosure of Green Arbour Court and Bishops Court lined with a denser grain of buildings. The Church yard and pocket park on the southwest quadrangle further heighten the importance of the St Sepulchre Church and the Central Criminal Court. This reveals the contrast between the historically density of the City which has given way to the more open relationship and more relaxed demand for space beyond.

199. The resulting effect is one which heightens the importance of the St Sepulchre Church and the Central Criminal Court enclosing the spaces. This reveals the contrast between the historically density of the City which has given way to the more open relationship and more relaxed demand for space beyond.
200. Appreciation of the spaciousness of Old Bailey and Holborn Viaduct, defined by the largest buildings, is emphasised by the contrasting scale of Newgate Street, Snow Hill and the western side of Giltspur Street with their smaller scale architecture.
201. The individual design of the major buildings shares an affinity of Classical architectural style and Portland stone. An essential cohesion is therefore evident in terms of scale, style and materials. There is considerable attention to the individuality of these major buildings and creating a varied flamboyance at roof level which takes advantage of the more expansive views afforded by their setting. The Central Criminal Court and St Sepulchre rise above this again to contribute to the wider City and London skyline.
202. To the North, the setting is defined by the Smithfield Conservation Area, to the East, Postman Park Conservation Area and to the South, St Paul's Conservation Area. St Paul's Conservation Area and the Smithfield Conservation Area townscapes are considered to be positive contributions to the setting of Newgate Street Conservation Area. The remaining surrounding streets such as Holborn Viaduct and Limeburner Lane comprise of modern buildings of significantly larger scale, different materiality and character which do not contribute to the significance of the Conservation Area.
203. The proposal would be most visible in the background of Views looking West towards Holborn Viaduct. The bullnose of the proposed development would be set some way back and would appear subservient to the Church of St. Sepulchre and would maintain the dominance of the Church's spires in the skyline. The classical proportions of the proposed development of base, middle and recessed attic storeys would provide a sympathetic background context for the classical architectural styles of buildings in the foreground along Newgate Street and Holborn viaduct. Looking East, along Holborn Viaduct towards Newgate Street, the south façade of the proposed development would be seen in oblique views. The distance away from the crossroads which lies at the heart of the Conservation Area would

mean that the corner stone building at Newgate Street would remain clearly visible. The proposed massing would be consistent with the contrasting scale of large commercial buildings visible in the foreground on Holborn Viaduct with the smaller scale of Newgate Street in the background. Overall, the proposed development would not harm of the setting, significance, character or appearance of the Conservation Area.

Non-designated Heritage Assets

1 Snow Hill

204. No 1 Snow Hill Court dates from 1859 and is tucked behind the Church of Sepulchre and stands within the churchyard with its own secluded garden. The white rendered gabled single storey building served as a parish school house/vestry and has historic and architectural values and its setting is defined by St Sepulchre's Church, its peaceful setting and the surrounding rear elevations of Cock Lane and Snow Hill and is considered characterful and a positive contribution to the Newgate Conservation Area. Due to the distance from the site, the proposed development would change the setting of the non-designated heritage assets and therefore the setting and significance of the listed building would not be harmed.

10 Snow Hill

205. No 10 Snow Hill occupies the junction of Snow Hill and Cock Lane and is a 1980s building with chamfered corner building line which follows the street patter, of classical proportions and detailing, deep window reveals in high quality materials and deeply recessed windows and is a positive contextual building. The setting is defined by the nodal point on which it occupies; the joining of Cock Lane, Snow Hill and Smithfield Street. On the north side, the red brick of the Smithfield market is echoed on the building and down Cock Lane but is heavily contrasted by the glass and metal façade and dramatic increase in scale of the rear façade of 60 Holborn Viaduct. 60 Holborn Viaduct is not considered to contribute to the setting. Whilst the proposed building would be of similar scale to 60 Holborn Viaduct, the new public route would terminate in front of 10 Snow hill and would provide a new view of the building where one could appreciate it within the context of the Smithfield Conservation Area. The proposed materials of glazed terracotta would be a positive nod to the tones of the red brick which is characterises the setting. The proposed development would not harm the values these non-designated heritage assets would contribute to its appreciation in the setting. There would be no harm to significance of the non-designated heritage asset.

Engine House and the Red House, West Smithfield

206. The Engine House is a near contemporary of Horace Jones' Poultry Market, 1873-75 and is considered an integral part of the Smithfield Complex and a strong contribution to the Smithfield Conservation Area. The building is considered a well-crafted and detailed piece of architecture belying its utilitarian origins; its use as a public convenience serving the markets, it also once bore an 80ft chimney serving the boilers powering the refrigerator engines in the Poultry Market. The washed red clay brickwork, of the finest quality, with Portland Stone dressings in the tradition of the market buildings, and with rusticated pilasters and stone chimneys with have a patina of age evocative of the wear-and-tear of the historic market and function.
207. The Red House was originally the London Central Market Cold Store and was built in 1899 on leftover land abutting the open railway line over a former ramp to the basements of the Poultry Market and like the Engine House is also considered an integral part of the Smithfield Market complex. The architects Reeves and Stycbe adopted Horace Jones's common Renaissance style in red brick and Portland Stone, 'completing' his vast market ensemble. The building comprises two distinct parts; The first is the northern block, 'flat iron' in plan, with a tall range comprising of blind arcading with segmental arches. The second part is a lower, single-storey range to Smithfield Street and short return to Snow Hill. The return onto Snow Hill is also largely blind, with monumental blind arcading including faux door architraves and parapet, fenestration, and carved relief panels, reflecting the sculpture of the Fish Market. The 'blind' nature of the cold store and its' part of a family of associated uses integral to the operation of the historic market is illustrative of its historic uses.
208. The setting of the Red House and the Engine house is defined by the complex of market buildings and associated uses and functions. The buildings have a group value, and their significance can be appreciated in views which encompass the two buildings and the markets. The buildings occupy island sites but are joined to the larger market buildings to the west by a canopy and subterranean structures which make it part of a rare and unique example of a Victorian industrial landscape in the capital, and of their civic architectural, engineering, and urban planning prowess on an epic scale. The line of modern buildings to the east are considered to offer a neutral contribution to the setting of these non-designated heritage assets.
209. Planning and Transportation Committee has resolved to grant for alterations and change of use of these buildings as part of the new Museum of London proposals. However, the proposed changes would preserve the character and appearance of the setting of these non-designated heritage assets and there would be no harm to their significance.

210. The north facing elevation of the proposed development would be visible on the east side of the background setting in views looking South on Smithfield Street. The traditional proportions of the proposed building, divided horizontally by strong cornice-like banding, would provide a contextual response to the proportions of the Engine House and the Red House. The large scale of the massing of the proposed building, although much larger than the engine house, and the colour of the terracotta proposed would provide a harmonious final layer of townscape where the Red House, Engine House and proposed development form a regular stepping up in massing in this view. The direct physical connection and line of sight from Smithfield Street into the proposed Public route would also connect the proposed development with the setting and, equally, the view from the public route looking north to Smithfield street would enhance the ability to appreciate the non-designated heritage assets in the setting of the Smithfield Market complex.

Heritage Conclusion

211. The proposals have been assessed against Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and HE1, London Plan Policy HC1 and the relevant NPPF paragraphs 199-208.
212. There would be no harm to the setting of Smithfield Conservation Area and Newgate Street and their character and appearance would be preserved.
213. It is considered that the proposal would preserve the special architectural and historic interest and heritage significance and setting of : No 5 Snow Hill (Grade 2), 4 Snow Hill (Grade 2), Church of St Sepulchre with Newgate (Grade 1), Old Bailey Central Criminal Court (Grade II*), Holborn Viaduct Bridge (grade II), 1-8 Holborn Viaduct, 15 Old Bailey (Grade 2); Smithfield Market (Poultry Market) (Grade 2); and The Viaduct Tavern (126 Newgate Street) (Grade 2).
214. It is considered there would be no harm to the significance of identified non-designated heritage assets 1 Snow Hill, 10 Snow Hill, the Engine House and the Red House, West Smithfield.
215. Overall, the proposal would comply with Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and, HE1 Publication London Plan Policy HC1.

Archaeology

216. Policy DM12.4 of the Local Plan 2015 and policy HE2 of the draft City Plan 2036 outline the requirements with regards archaeology, outlining that the City will preserve, protect, safeguard and enhance archaeological monuments, remains and their settings, seeking inclusive access to, public display and interpretation where appropriate.

217. The site is in an area of archaeological potential situated to the west of the Roman and medieval walled City, to the north of a major Roman road, within the Roman Western Cemetery and on the eastern edge of the Fleet River valley. There is potential for Roman remains including burials, features associated with or adjacent to the Roman road, and 19th century remains. An Historic Environment Assessment, incorporating an archaeological evaluation report, has been submitted with the application.
218. The archaeological reports set out the archaeological potential and impact of the existing building. There would be no remains surviving where the rail tunnel crosses the west part of the site or on the southern edge adjacent to Holborn Viaduct. The results of the archaeological evaluation have shown that the archaeological potential is limited and only cut features such as pits and wells are likely to survive below the existing basement. There is also potential for Roman burials to survive.
219. The proposed building would have a new lower ground and two basement floors at a deeper level than the existing building which would remove any surviving archaeological remains on the site.
220. The proposed scheme is acceptable subject to the recommended conditions to cover a programme of archaeological work and foundation design to record archaeological remains affected by the development.

Access and Inclusive Design

221. Developments should be designed and managed to provide for the access needs of all communities, including the particular needs of disabled people as required by policies CS10, DM10.1, DM10.5 and DM10.8 of the Local Plan, policies S1 and S8 of the draft City Plan 2036 and policy D5 of the London Plan.
222. The development would provide step-free access and consideration has also been given to the circulation and access within the building as detailed within the Inclusive Design and Access Statement summary.
223. At ground floor level there are level changes from Snow Hill to Holborn Viaduct. Steps are provided centrally through the new publicly accessible route through with tactile paving and hand rails. The handrails comprise a double-sided handrail with a flight on both sides; this allows for left or right-handed use when ascending or descending and platform lifts have been incorporated within the public route through to ensure there is step free access and the route is fully accessible and inclusive.
224. 25 out of 536 cycle parking spaces are provided as wide bays measuring 1m x 2m. One blue badge space is proposed within the loading bay entrance off Snow Hill. The management of this space will be secured via S106 obligation.

225. The entrance to the building including to the Community and Cultural Use, the rooftop terrace, student accommodation and cycling facilities would all provide step free access as well as all vertical and horizontal circulation within the building to the rooms and amenity facilities.
226. A total of 10% of the bedrooms will be accessible, with 5% wheelchair accessible and 5% adaptable units located on each floor. Two of the accessible bedrooms would be designed to accommodate a ceiling hoist to assist in transfer to the bed and bathroom. These two rooms also offer direct connection to a bedroom for a support worker or companion. The accessible bedrooms would be spread across all student bedroom floors and are on different sides of the building, offering a choice of views and locations, at different distances from the lifts etc.
227. The Access Officer welcomes the inclusive access to and within the building which would meet the requirements of Local Plan policy DM10.8 and London Plan policy D5. S106 obligations/conditions are recommended to ensure the facilities meet the requirements for the student accommodation and community uses ensure full accessibility and provision.

Transportation and Highways

Cycling

228. The London Plan Policy T5 (Cycling) requires cycle parking be provided at least in accordance with the minimum requirements published in the plan. Policy T5 (Cycling) requires cycle parking to be designed and laid out in accordance with guidance contained in the London Cycling Design Standards and that developments should cater for larger cycles, including adapted cycles for disabled people.

	Long Stay required	Short Stay required
Student Accommodation	492	17
Cultural	2	10
Total spaces	494	28

229. The London Plan requirements are shown in the table above. The applicant is proposing 494 long stay cycle parking spaces 28 short stay cycle parking spaces, which meets the London Plan standards.
230. The long stay cycle parking would be accessed from Snow Hill. The short stay cycle parking is provided in various locations around the public realm including within the publicly accessible pedestrian route. All short stay cycle parking is on private land.

231. 5% of the cycle parking spaces are accessible for adapted cycles and this arrangement would be secured by planning condition (in line the London Plan Policy T5 (Cycling) with the London Cycling Design Standards 8.2.1, and the draft City Plan 2036 6.3.24). The aisle widths between the stacked bicycles are less than the prescribed 3.5m in the LCDS due to structural constraints however accessible cycle parking is provided, so this is considered acceptable.
232. The proposals include a shower and lockers for the cultural/community use, which complement the cycle parking provision. The student rooms have individual showers in the rooms therefore no additional showers are deemed necessary. The London Plan Policy 10.5.7 recommends a minimum of 2 lockers per 3 long-stay spaces, and at least 1 shower per 10 long-stay spaces. Therefore, the proposals exceed the London Plan recommendations.
233. The applicant would be responsible for promoting the use of the cycle parking spaces and as such would be required by Section 106 obligation to produce a Cycling Promotion Plan, which is a cycling focused Travel Plan. It would be submitted to the City for approval in line with the London Plan Policy T4 (Assessing and mitigating transport impacts).

Vehicular access

234. London Plan Policy T6 (Car parking), Local Plan 2015 Policy DM16.5 and the draft City Plan 2036 Policy VT3 require developments in the City to be car-free except for designated Blue Badge spaces. A single disabled parking space in the lower ground. The blue badge parking space would be accessed from Snow Hill and would be located within the service yard.

Servicing and deliveries

235. Policy DM16.5 of the Local Plan states developments should be designed to allow for on-site servicing. London Plan Policy T7 G and draft City Plan 2036 Policy VT2 – 1 requires development proposals to provide adequate space off-street for servicing and deliveries, with on-street loading bays only used where this is not possible.
236. The servicing of the building would take place off-street accessed off Snow Hill in a relocated servicing area. Vehicles would be able to enter and exit the servicing area in forward gear. The servicing area would accommodate vehicles up to 8m in length (up to 7.5t). There is clear head height of 4.6m which is enough for the proposed vehicles and refuse trucks.
237. The draft City Plan 2036 Policy VT2 requires major commercial development to provide for freight consolidation. London Plan Policy T1 (Strategic approach to transport) requires development ‘to minimise freight trips on the road network including through consolidation’. Proposal 38 in the City of London Transport Strategy is to ‘Reduce the number of freight vehicles in the Square Mile’. The City of London Transport Strategy defines freight consolidation as ‘routing deliveries to

a business, building or area via a warehouse where they are grouped together prior to final delivery.' The City of London Freight and Servicing SPD, point 63, requires suppliers to use consolidation centres in suitable locations within Greater London to minimise the number of trips required to service developments.

238. The applicant is proposing to use a consolidation strategy in order to reduce the number of deliveries to the development per day. The applicant is proposing a cap of 20 vehicles to the cultural/community space per week (on average 3 per day), and a cap on the number of deliveries to the student accommodation of 112 per week (on average 16 per day). Therefore, there would be around 19 deliveries to the development per day. Weekly caps would be secured in the Section 106 agreement.
239. In January 2020 committee resolved to grant permission for a hotel on this site. The previous scheme proposed a maximum of 16 deliveries per day, proposed servicing at off-peak times and proposed a consolidation strategy with other hotels in the group's ownership. Therefore, the current proposals represent an increase in a maximum of 2 additional servicing trips to the development per day. The increase of 2 deliveries per day is considered acceptable, since the deliveries will be at off peak times, the refuse trips can be done on site and there are caps for both use types.
240. The draft City Plan 2036 Policy VT2 requires delivery to and servicing of new developments to take place outside peak hours (0700-1000, 1200-1400, and 1600-1900 on weekdays) and requires justification where deliveries within peak hours are considered necessary. The applicant has agreed to no servicing at peak times 0700-1000, 1200-1400, and 1600-1900, in line with the City of London Transport Strategy. Due to the location of the servicing bay in close proximity to nearby residential properties, environmental health officers have recommended a restriction on servicing at night time between the hours of 2300 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays.
241. The development would be required to produce a delivery and servicing plan (DSP), and this would be secured by Section 106 obligation.
242. It is expected that there may be a number of fast food deliveries ordered by students on an ad hoc basis. As these are expected to be delivered by cycle or motorcycle, no management of this is proposed. Students would be advised to ask delivery drivers to stop in an appropriate location for example at the cycle parking on Snow Hill, or the servicing yard, depending on time of day. This would be dealt within the Student Management Plan which would be secured by S106 agreement.

Student moving in and out days

243. Given the location of the site, and its excellent PTAL rating it is expected that a large number of students would arrive by public transport. However, it is acknowledged that some students may still require a car

to load and unload. The applicant has agreed to produce a Student Management Strategy (a draft was submitted as part of this application) which includes specific drop off times for students, and the requirement to drop off in line with on-street restrictions. This would be dealt within the Student Management Plan which would be secured by S106 agreement.

Public Transport

244. The site has the highest level of public transport provision with a public transport accessibility level (PTAL) of 6B. The site is located close to City Thameslink and Farringdon national rail stations, and St Pauls and Holborn underground stations. The site is close to several bus routes running close by on Farringdon Street and Holborn Viaduct.

Pedestrian Comfort

245. The applicant is proposing a new route through the site that would facilitate movement to the new Museum of London. The new route would be classed as permissive path and would be a minimum of 4.3m in width. Due to the level changes around the site, the route would only be step free through the provision of two platform lifts.

246. Transport for London's Pedestrian Comfort Guidance recommends a minimum Pedestrian Comfort Level (PCL) of B+, and the aim in the City of London Transport Strategy is that all pavements would have a minimum PCL of B+.

247. A PCL assessment has not been conducted for the site due to the provision of a new route, and the significant reduction in trips to the development. It is predicted that the total number of trips to the development would be 1011. It is predicted that the total number of trips to the development in the AM peak would be 68, which is a decrease of 184. It is predicted that the total number of trips to the development in the PM peak would be 79, which is a decrease of 136.

248. It is noted that the net change does not include the cultural and community use trip generation, however this is expected to be significantly below the net reduction in trips when compared to the consented scheme. Overall, the proposed development scheme results in a betterment over the current consented scheme, reducing the predicted trips to the development per day by approximately 1556 trips.

249. The submitted transport assessment indicates that the overall increase in trips across all modes would have a positive impact on the surrounding highway and public transport network capacities.

Public Realm, Security and Hostile Vehicle Mitigation (HVM)

250. A Local Plan 2015 Policy DM3.2, the draft City Plan 2036 Strategic Policy S2 (Safe and Secure City), and Policy SA3 (Designing in Security) set out how appropriate security and safety provision must be incorporated into all development. Policy D11 (Safety, security and resilience to emergency) of the London Plan states development

proposals should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help mitigate its effects.

251. Security proposals to protect the building and the new areas of public realm have been developed in consultation with the Designing Out Crime and the Counter Terrorism security officers within the City of London Police.
252. The majority of the HVM would be within the façade of the building. HVM would be located on private land to protect the new pedestrian route through the site.

Section 278 Agreement

253. A Section 278 agreement has been secured. The Section 278 agreement would comprise the provision of a new pedestrian crossing on Snow Hill, kerbside traffic order changes on the south side of Snow Hill, a dropped kerb to the new cycling and servicing entrances, and removal of the crossover for the existing servicing bay. The Section 278 works would be in line with the 10 Healthy Streets indicators, the City of London Transport Strategy and City of London's Public Realm vision. This would be secured through the Section 106 agreement.
254. No stopping up of the highway is proposed.

Transportation Conclusion

255. The proposal would accord with the relevant transportation related policies including London Plan policies T5 cycle parking, T6 car parking, T7 deliveries, servicing and construction, and D11 Safety, security and resilience to emergency. It accords with the Local Plan 2015 Policies DM3.2 and DM16.5, and the draft City Plan 2036 Policies AT1 – 5, SA3, VT2, and VT3. The proposal would promote active travel through the excellent provision of the cycle parking and would deliver significant public realm improvements particularly through the introduction of a new north/south route which would facilitate movement to the new Museum of London.
256. The proposal, subject to conditions and S106 is considered to be in accordance with policy DM3.2 and draft City Plan strategic policy S2 and policies SA1 and SA3.

The impact of the proposal in terms of environmental sustainability

Circular Economy

257. London Plan Policy S17 ('Reducing waste and supporting the circular economy') sets out a series of circular economy principles that major development proposals are expected to follow. Emerging City Plan 2036 Policy S16 sets out the City's support for Circular Economy principles.

258. The submitted Circular Economy Statement describes the strategic approach to incorporating circularity principles and actions according to the GLA Circular Economy Guidance.
259. The existing building was demolished in 2020. The basement box was retained and 95% of previous building materials were recycled.
260. The applicants commit to achieving a low impact building with particular emphasis on material efficiency, durability and low embodied carbon impact materials. The existing single storey basement would be utilised to minimise new piling and for crushed concrete material for the new basement construction. Low maintenance materials are proposed for the facades such as ceramic, recycled glass, aluminium with high recycled content and composite timber and aluminium windows. Building elements such as bathroom pods and plant would be designed for offsite construction. To eliminate waste, measures specific to student accommodation include hard-wearing floor finishes and protection rails and kick plates. The building structure and facades would be designed for flexibility, adaptability and disassembly using mechanical and reversible fixings as well as zoned mechanical and electrical layouts.
261. Further details that address all aspects of circular economy would be confirmed after the detailed design phase. A Detailed Circular Economy Assessment and a post-completion update in line with the Mayor's guidance on Circular Economy Assessments to confirm that high aspirations can be achieved have been requested by conditions. The detailed assessment will be required to demonstrate that the relevant targets set out in the GLA Circular Economy Guidance can be and have been met.

Energy and CO2 emissions

262. The Energy Statement accompanying the planning application demonstrates that the development has been designed to achieve an overall 64% reduction in regulated carbon emissions compared with a Building Regulations compliant building.
263. The proposed energy demand reduction strategy would reduce the building's operational carbon emissions by 6% compared to a Building Regulations compliant building. This does not meet the minimum of 15% required by London Plan policy for non-domestic development. The building's main energy demand is attributed to the generation of domestic hot water, and this reduces the potential energy savings through efficiency measures proportionally to a small contribution overall. Energy demand reduction from space and water heating is reflected in the subsequent Be Green stage of the GLA's energy hierarchy, and therefore improvements in fabric and energy efficiency measures have limited effects in this case. However, based on the current thermal modelling, the energy strategy limits heat loss to perform well below the international energy performance standard "Passivhaus".

264. Overheating is addressed by incorporating natural ventilation through openable windows in the apartments. However, active cooling would be needed in the non-domestic areas.
265. There is currently no available district heating network close enough to the site, however, the planned extension to Citigen by 2026 would reach the site. The opportunity to connect to this or another future district heating network would be incorporated into the proposed development.
266. Renewable energy technologies are proposed in form of a system of low temperature air source heat pumps, supported by water to water heat pumps for domestic hot water. In addition, a PV panel installation with an area of 116sqm active panels would be installed on the roofs on level 13. These technologies would contribute to carbon emissions savings of 58% compared to a Building Regulations compliant building.
267. Carbon emission savings from unregulated energy uses (e.g. from appliances/cooking) have been estimated using the BRE Domestic Energy Model and an assessment of how unregulated energy use can be reduced through energy efficient appliances and equipment, controls, good management practice etc. This could provide a 25.8% reduction in unregulated carbon emissions over the BRE baseline. Further reductions can be achieved through using energy efficient appliances and equipment in non-residential areas.
268. The site-wide energy strategy demonstrates overall compliance with the London Plan carbon emission reduction targets. A S106 clause will be included requiring reconfirmation of this energy strategy approach at completion stage and carbon offsetting contribution to account for any shortfall against London Plan targets, for the completed building. There will also be a requirement to monitor and report the post construction energy performance to ensure that actual operational performance is in line with GLA's zero carbon target in the London Plan.

BREEAM

269. A BREEAM New Construction 2018 pre-assessment has been prepared, targeting an "excellent" rating on the basis of a "full fit-out". The assumptions made as part of the preliminary pre-assessment indicate that the proposals can meet all the mandatory level requirements for the targeted rating including a score of $\geq 70\%$. The pre-assessment indicates a score of 73.05% and aims to achieve a high number of credits in the CoL's priority categories of Energy, Water, Pollution and Materials.
270. A higher number of credits in the Energy category in order to target an "outstanding" rating are currently not considered to be achievable, due to the high domestic hot water demand of the development and despite utilising the most efficient technologies to provide hot water and passive measures to optimise the efficiency of the development.

271. Further credits are intended to be targeted in the detailed design and fit-out phases of the development, and in particular, further credits can typically be achieved in the Materials category.
272. The BREEAM pre-assessment results comply with Local Plan Policy CS15 and draft City Plan 2036 Policy DE1. A post construction BREEAM assessment is requested by condition.

Whole Life-Cycle carbon emissions

273. London Plan Policy SI 2 (Minimising greenhouse gas emissions) requires applicants for development proposals referable to the Mayor (and encouraging the same for all major development proposals) to submit a Whole Life-Cycle Carbon assessment against each life-cycle module, relating to the product sourcing stage, construction stage, the building in use stage and the end-of-life stage. The assessment captures a building’s operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions, and it takes into account potential carbon emissions benefits from the reuse or recycling of components after the end of the building’s life. The assessment is therefore closely related to the Circular Economy assessment that sets out the contribution of the reuse and recycling of existing building materials on site and of such potentials of the proposed building materials, as well as the longevity, flexibility and adaptability of the proposed design on the Whole Life-Cycle Carbon emissions of the building. The Whole Life-Cycle Carbon assessment is therefore an important tool to achieve the Mayor’s net-carbon city target.
274. The previously existing building on site was demolished in 2020, with the exception of a single storey basement, the walls of which would be re-used. The submitted Whole Life-Cycle carbon assessment sets out the strategic approach to reduce operational and embodied carbon emissions and calculates the predicted performance that compares to current industry benchmarks as set out below.

Embodied carbon emissions

Scope	Proposed Redevelopment	Benchmark	Benchmark Source
RICS Components	kgCO2/m2	kgCO2/m2	
A1-A5	620	1000	GLA Standard
		600	GLA Aspirational
		600	LETI 2020 Design
		350	LETI 2030 Design
A-C (excluding B6-B7)	1145	1500	GLA Standard
		1400	RIBA Business as Usual

		1180	RIBA 2021 Good
		970	RIBA 2025
		900	GLA Aspirational
		750	RIBA 2030
A-C (including B6- B7)	2158		

275. The table demonstrates that the product and construction stage A1-A5 (materials, transport, manufacture, construction) of the development would result in carbon emissions per sqm. in line with the GLA Aspirational standard. The product, construction and use stages B1-B5 and end of life stage C (excluding operational energy and water use B6 and B7) would result in carbon emissions per sqm. that reach a level between the GLA's Standard and Aspirational benchmark. There are currently no benchmarks for life-cycle stages A-C including operational energy and water use.
276. These figures would result in overall 44,174 kgCO₂ being emitted over a 60-year period. The operational energy makes up 44% of the overall emissions (28% for regulated energy use, 16% for unregulated energy use).
277. Over the proposed building's whole life-cycle, the embodied carbon emissions calculations at planning stage demonstrate a reduced amount of carbon emissions compared to the Greater London Authority's standard benchmark emissions target. It is anticipated that during the detailed design stage further improvements can be achieved, in particular in the product stages A1 – A3 of the building's life-cycle by careful choice of materials and structural optimisation. A detailed Whole Life-Cycle carbon assessment incorporating improvements that can be achieved through the detailed design stage, and a confirmation of the post-construction results have been requested by conditions.

Urban Greening and Biodiversity

278. Local Plan Policy DM19.2 promotes Urban Greening and Biodiversity, DM 10.2 (Design of green roofs and walls) and 10.3 (Roof gardens and terraces) encourages high quality roof gardens and terraces and emerging Policy OS2 (City Greening) encourage the inclusion of green roofs, gardens and walls.
279. The new development offers opportunities for urban greening and biodiversity on the roof at level 13, as well as including landscaping in the lightwell and at street level. The roof garden would consist of a mixture of green and biosolar roof areas, wildflower meadows, planters and a water feature, providing a diversity of planting.

280. The strategy for the new planting is to provide ecological benefits for local flora and fauna, and in particular target species that are listed in the City of London Biodiversity Action Plan 2016-2020:

- Promote local ecology through the use of native seed and fruit bearing species
- Attract pollinators such as bees and butterflies through the use of flowering, nectar rich species
- Combine natural and ornamental species to enrich the planting mix and promote local biodiversity
- Create new habitats to attract local fauna such as bug hotels, bee bricks and swift boxes and
- Interconnect existing and proposed habitats of the site and its surroundings where possible.

281. At ground level, the Snow Hill edges of the site and the edges of the public route through the site would be softened by vertical climbing planting and pocket planting of natural shady woodland. In addition, the roof of the single storey structure within the lightwell would be landscaped with small tree species arranged to form a multi-layered, robust and shade tolerant landscape.

282. The biodiverse features would provide a green and attractive setting as there are many hard roof surfaces on the existing and surrounding buildings and would result in a net gain in biodiversity to the site.

283. An Urban Greening Factor (UGF) calculation based on the London Plan has been submitted with the application. The UGF for this application has been calculated as 0.37 based on the information provided which does not meet the 0.4 minimum target score recommended in the Mayor of London's London Plan. If the City Plan's scoring metric was used, it would score 0.41 so exceeding by 0.1 of the minimum target score. A condition is recommended to explore the opportunity to increase the urban greening on and around the site during detailed design stage on site to aim to meet a target of 0.4 (in line with the London Plan) and if this is not achievable provide a justification as to why it cannot be met. Details of the quality and maintenance of the proposed urban greening are required by condition.

Climate Change Resilience

Water resources

284. The internal water consumption of the proposed development will be significantly reduced through the use of water efficient fixtures and fittings as well as a leak detection system.

285. The incorporation of a rainwater and greywater collection system for irrigation of landscaping and flushing of back of house toilets

respectively has been confirmed, to suit restricted basement space for collection tanks. Further details are requested by condition.

Flooding

286. The development would incorporate a below ground drainage strategy with geo-cellular storage to control and retain excess surface water runoff until it can infiltrate into the ground naturally, and a green and a blue roof to reduce the volume of runoff and attenuate peak flows. The proposed rainwater harvesting would reduce the likelihood of local flooding.

Heat Stress

287. The sustainability statement outlines measures to prevent overheating by including natural ventilation openings for the domestic units. The passive design provides an appropriate balance between minimising summer heat gain, maximising winter gain and maximising natural daylight. For the non-domestic units active cooling is proposed. These measures will reduce the need for carbon intensive air conditioning for the majority of the development and will help to make the building resilient to higher temperatures and urban heat island effects.

Natural Capital and Pest & Diseases

288. The proposed development will incorporate urban greening and enhance ecological value of the site that would improve significantly on the existing quantity and quality of urban greening in the area, both as public realm enhancement and biodiversity gain overall. This will help to enhance biodiversity providing green routes and small habitats. The details of the landscape planting will be important in ensuring that the plants and habitats created are resilient to hotter dryer summers, warmer wetter winter, more extreme weather events and pests and diseases.

289. Overall, this development includes a range of measures which will improve its resilience to climate change. Details of these measures will determine how effectively the building performs in coming decades, and conditions are attached to seek more detailed modelling and planting plans against the UK Climate Projections UKCP18 to 2080.

Sustainability Conclusion

290. The City of London Climate Action Strategy supports the delivery of a net zero, climate resilient City. The agreed actions most relevant to the planning process relate to the development of a renewable energy strategy in the Square Mile, to the consideration of embedding carbon analysis, circular economy principles and climate resilience measures into development proposals and to the promotion of the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity and overall wellbeing.

291. The proposed development, by way of its central location within London, its opportunities for providing a positive and healthy living environment, and its environmental credentials, would positively contribute to the economic, social and environmental sustainability of the City of London. The proposed sustainability strategy meets, and in some aspects, exceeds current London Plan policies as well as Local Plan policies, and it targets an “excellent” BREEAM assessment rating.
292. The proposals indicate that Whole Life-Cycle Carbon emissions can be significantly reduced, improving on the GLA’s standard benchmark. Circular Economy principles can be positively applied to achieve a long term, robust, low carbon, flexible and adaptable development. The building design responds well to climate change resilience by reducing solar gain, incorporating natural ventilation, water saving measures and various opportunities for urban greening and biodiversity, while passive energy saving measures and low energy technologies would be employed to significantly reduce operational carbon emissions beyond London Plan requirements.

Air Quality

293. Local Plan 2015 policy CS15 seeks to ensure that developments positively address air quality. Policy DE1 of the draft City Plan 2036 states that London Plan carbon emissions and air quality requirements should be met on sites and policy HL2 requires all developments to be at least Air Quality Neutral, developers will be expected to install non-combustion energy technology where available, construction and deconstruction must minimise air quality impacts and all combustion flues should terminate above the roof height of the tallest part of the development. The requirements to positively address air quality and be air quality neutral are supported by policy SI1 of the London Plan.
294. The application includes an Air Quality Assessment which includes the likely impact of the proposed development on air quality as a result of the construction and operational phases of the development.
295. During demolition and construction dust emissions would increase and would require control through the implementation of good practice mitigation measures contained in the Construction Environmental Management Plans with the inclusion of an Air Quality Dust Management Plan (AQDMP) to be submitted and approved under conditions attached to the planning permission.
296. The development would be car-free and the assessment states that the transport emissions associated with the servicing vehicles would have negligible impact. The assessment concludes that the development would have no significant impacts on local air quality.
297. The suitability of site for the proposed use as student accommodation has been assessed using detailed dispersion modelling. The results of the detailed dispersion modelling show there are not expected to be any

exceedances of the relevant air quality objectives for NO₂, PM₁₀ or PM_{2.5}. There are however expected to be exceedances of the WHO guidelines for PM₁₀ and PM_{2.5} therefore mitigation in the form of F7 filtration is recommended for all air intakes for student bedrooms and an informative has been recommended.

298. The Proposed Development is considered to meet air quality neutral benchmarks with regard to building and transport emissions.
299. The City's Air Quality Officer has no objections and recommends that a condition is applied requiring the submission and approval of an Air Quality Report to detail how the finished development will minimise emissions and exposure to air pollution during its operational phase and will comply with the City of London Air Quality Supplementary Planning Document and the submitted Air Quality Assessment.
300. Subject to the compliance with conditions, the proposed development would accord with Local Plan 2015 policy CS15, policies HL2 and DE1 of the draft City Plan 2036, policy SI1 of the London Plan which all seek to improve air quality.

Flood Risk and Sustainable Urban Drainage

301. Local Plan 2015 policy CS18 seeks to "reduce the risk of flooding from surface water throughout the City, by ensuring the development proposals minimise water use, reduce demands on the combined surface water sewer and sewerage network". The use of Sustainable Drainage Systems (SuDS) is supported by Local Plan policy CS18 and policy CR3 of the draft City Plan 2036.
302. The submitted Flood Risk Assessment identifies the site as lying in Flood Zone 1 (an area of very low flood risk) as such it is at a low risk of fluvial and tidal flooding.
303. The proposed drainage strategy includes capturing some runoff from the proposed building using a green roof and blue roof to limit the overall volume of water run-off that needs to be discharged and an attenuation tank below ground level.
304. The proposed surface water strategy for the development is to restrict discharge to 5.0l/s. The reduction in surface water discharge rate creates the requirement for around 110m³ of attenuation. It is proposed that surface water attenuation will be provided in the form of blue/ green roofs at high level. The remaining attenuation is proposed in the form of a below ground attenuation tank which is to be located beneath the basement of the building. It is proposed that surface water from some of the roof areas will drain via gravity at a rate of 2.0l/s to the north of the site into the existing Thames Water sewer in Snow Hill which has some limited capacity. The remainder of the site will be controlled via pumped discharge at 3.0l/s.
305. Thames Water are currently working with the applicants to identify and deliver the off-site water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network to serve 478 student rooms but beyond that, upgrades to the

water network would be required. A condition is recommended that there shall be no occupation beyond the 478th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

- 306. The SuDS strategy has been developed to cope with potential changes in the climate.
- 307. The proposed Flood Risk and SUDS strategy would accord with policies CS18 of the Local Plan 2015, S15, CR2 and CR3 of the draft City Plan 2036 and policies SI12 of the London Plan.
- 308. The Lead Local Flood Authority and Thames Water have been consulted and recommended conditions to be attached.

Environmental Impact of Proposals on Surrounding Area

- 309. Local Plan policy DM10.1 requires the design of development and materials used should ensure that unacceptable wind impacts at street level and in the public realm be avoided, and to avoid intrusive solar glare effects and to minimise light pollution. Policy DM10.7 is to resist development which will noticeably reduce daylight and sunlight to nearby dwellings and open spaces. Draft City Plan 2036 Strategic Policy S8 and Policy DE2 requires developments to optimise microclimatic conditions addressing solar glare, daylight and sunlight, wind conditions and thermal comfort.

Daylight and Sunlight and Overshadowing

Assessment Context

- 310. Officers consider that the applicant has completed a comprehensive daylight and sunlight assessment of the potential impact to surrounding residential buildings, open spaces and non-domestic buildings having regard to the recommendations in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (second edition, 2011).
- 311. Policy D6(d) of the London Plan states that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context whilst avoiding overheating, minimising overshadowing, and maximising the usability of outdoor amenity space.

312. The approach indicated by planning policy is that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings. Local Plan policy DM10.7 states that development which would noticeably reduce the daylight and sunlight to nearby dwellings and open spaces to unacceptable levels, taking into account BRE guidelines, should be resisted. Local Plan Policy DM21.3 seeks to protect the residential environment including daylight and sunlight. The draft City Plan requires development proposals to demonstrate that daylight and sunlight available to nearby dwellings and open spaces is appropriate and provides acceptable living standards taking account of its context.
313. Paragraph 3.10.41 of the Local Plan and Policy HS3 of Draft City Plan 2036 states when considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals.
314. The BRE guidelines set out the following methodologies for assessing the impact of development on the daylight to existing dwellings:
- Daylight to windows: Vertical Sky Component (VSC): a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.
 - Daylight Distribution: No Sky Line (NSL): The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height (usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.
- The BRE Guide recommends compliance with both the VSC and daylight distribution (NSL) guidelines.
315. In the BRE guidelines, sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window:

- Receives less than 25% of annual probable sunlight hours (APSH), or less than 5% APSH between 21 September and 21 March; and
 - Receives less than 0.8 times its former sunlight hours (as result of a proposed development) during either period; and
 - Has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours?
316. To clarify, all three of the above criteria need to be met for there to be a noticeable reduction in the sunlight that can be received (at the centre of the window that has been assessed).
317. The BRE guidelines advises that if the available sunlight hours are both less than 25% ASPH annually and 5% APSH in winter and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March) then the occupants of the existing building would notice the loss of sunlight; if the overall/absolute annual loss of sunlight is greater than 4% of APSH, the room may appear colder and less pleasant.
318. Within the BRE Guidance, it states that the methods of assessment can be applied to non-domestic buildings where the occupants have a reasonable expectation to light. In this case it is Officers' view that the impact on nearby places of the worship should be assessed and that nearby hotels can be considered.

Assessment Approach

319. The applicant has provided the following two assessment scenarios for the application:
- The proposed scenario: existing vs. the proposed scheme; and
 - The cumulative scenario: existing vs. the proposed scheme and the consented development at The former Snow Hill Police Station (app. ref. 20/00932/FULMAJ).
320. The existing scenario comprises the previous building on the site which was demolished under prior Notification for demolition in 2020 (app. ref. 19/00178/DPAR). This is considered an acceptable approach to determining the existing baseline and a better reflection of the established recent built-up nature of the site.
321. In undertaking assessments a judgement is made as to the level of impact on affected windows and rooms. Where there is a less than 20% change (in VSC, NSL or APSH) the effect is judged as to not be noticeable. Between 20-30% it is judged to be minor adverse, 30-40% moderate adverse and over 40% major adverse. All these figures will be impacted by factors such as existing levels of daylight and sunlight and on-site conditions. The judgements that arise from these percentages are drawn from approaches to environmental impact assessment and have become part of an industry standard utilised by Daylight and Sunlight specialists. It is for the Local Planning Authority to decide

whether any losses result in a reduction in amenity which is or is not acceptable.

322. It should be noted that where there are existing low levels of daylight in the baseline figures any change in the measured levels has been generally described in two ways to give a more complete picture. These are:

- Percentage change (10% reduced to 8% = 20% reduction); and
- Actual/Absolute change (10% reduced to 8% = 2% change).

Properties Assessed

323. The following properties and amenity areas have been included within the assessment:

- 10 Hosier Lane (residential);
- 35-37 Cock Lane (residential)
- 32 Cock Lane (residential);
- 8-9 Giltspur Street (residential);
- St Sepulchre's Church including adjoining open Space;
- 5 Snow Hill (consented hotel, app. ref. 20/00932/FULMAJ);
- 15 Old Bailey (consented hotel, app. ref. 18/00124/FULL); and
- Private external amenity spaces at 10 Hosier Lane and 32 Cock Lane.

Daylight Assessment

10 Hosier Lane

324. 10 Hosier Lane is a residential property located to the northeast of the development site. 34 windows serving 30 residential rooms on southern façade of building have been assessed for daylight. Separately, lightwell windows behind the main façade were assessed and would be BRE compliant.

325. The VSC assessment in the proposed scenario demonstrates that 33 of 34 windows would meet the BRE guidelines. One window (W1/F00) would experience a major adverse reduction (percentage change of 62.5%), and this window is located at ground floor beneath an existing building. This has a low existing VSC of 2.4% against a recommended target of 27%. The absolute VSC reduction to this window would be 1.5%, which is considered unlikely to be perceptible.

326. The VSC assessment in the cumulative scenario demonstrates that three windows would not meet BRE guidelines. One window (W1/F00), which is affected in the proposed scenario, would experience a major adverse impact (percentage change of 75%). In addition, a window (W2/F00) at ground floor level and (W1/F01) at first floor level would

experience moderate and minor adverse impacts respectively. The ground floor window is located beneath an existing overhang with low existing daylight levels and would experience an absolute reduction of 0.6%, which is unlikely to be perceptible. The first floor window (W1/F01) would fall marginally short of BRE guidelines (percentage reduction of 21%).

327. The daylight distribution / No Sky Line (NSL) assessment in the proposed scenario demonstrates that 29 of 30 rooms assessed would be BRE compliant. The non BRE compliant room would experience a major adverse impact (percentage reduction of 59.8%) and the room is located beneath an existing overhang.
328. The daylight distribution / NSL assessment in the cumulative scenario demonstrates that 28 of 30 rooms would be BRE compliant. Two rooms would experience major adverse impacts (percentage reductions of 76.7% and 42.6%). These rooms are served by windows (W1/F00 and W2/F00) at ground floor beneath an existing building overhang with low existing levels of daylight.

35-37 Cock Lane

329. 35-37 Cock Lane is a residential property immediately to the north of the development site. A total of 41 windows serving 23 residential rooms on southern façade of the building have been assessed for daylight.
330. The VSC assessment in the proposed scenario, demonstrates that 33 of 41 windows would comply with the BRE guidelines. For the eight windows (serving six rooms) that would not be BRE compliant, these would experience minor adverse impact percentage reductions between 20.3% - 27.6%. Three of the affected rooms would be served by another BRE compliant window.
331. For VSC assessment in the cumulative scenario, an additional window experiences a minor adverse reduction, therefore a total of nine of 41 windows would experience minor adverse impact reductions of between 20.3% - 28.3%.
332. The daylight distribution / NSL assessment in the proposed scenario demonstrates that 10 of 23 rooms (43%) would be BRE compliant. For the 13 rooms that would fall short of BRE guidelines, eight rooms would experience minor adverse impacts. Two rooms would experience moderate adverse impacts (percentage reductions of between 30.6% and 36.3%). Three rooms, located at first (F01/R2 and R4) and second floor (F02/R2), would experience major adverse impacts of between 42% and 45.9%. These rooms are served by windows that would experience negligible to minor adverse reductions in VSC and would retain a residual area of between 34.3% and 40.4% of the total room area from where the sky would be visible.

333. The daylight distribution (NSL) assessment in the cumulative scenario demonstrates 10 of the 23 rooms would be BRE compliant, the same rooms as affected in the proposed scenario, however one room would experience a major adverse impact, whereas it was minor in the proposed scenario.

32 Cock Lane

334. 32 Cock Lane is residential property to the northeast of the development site. A total of 28 windows serving 14 residential rooms on southern façade of building have been assessed for daylight and sunlight.

335. The VSC assessment in the proposed scenario demonstrates that all windows assessed would be BRE compliant.

336. The VSC assessment in the cumulative scenario demonstrates that six of the 28 windows assessed would experience noticeable reductions. Five of those windows would experience minor adverse reductions. The remaining window would experience a moderate adverse reduction, however, this relates to a room (R2/F04) served by two other windows (three in total), one of which is BRE compliant.

337. The NSL assessment in the proposed scenario demonstrates that all but one of 14 rooms would meet BRE criteria. The room which does not meet BRE does so marginally with a percentage reduction of 20.7%, with up to 20% not considered noticeable; it is located beneath an existing overhang and is a bedroom which is considered to be less important within BRE guidelines.

338. The NSL assessment in the cumulative scenario demonstrates that four of 14 rooms fall short of BRE guidelines; two of the rooms would experience minor adverse reductions, one room would experience a moderate adverse impact, and one room would experience a major adverse impact. Three of the four rooms are bedrooms, which are considered to be less important by BRE. For the living / kitchen room, this experiences a minor percentage reduction of 22.5% which would be minimally noticeable.

8-9 Giltspur Street

339. 8 – 9 Giltspur Street is a residential property located to the east of the development site. The assessment demonstrates that the site facing windows would be BRE compliant for daylight in both the proposed and cumulative scenarios.

St Sepulchre's Church

340. St Sepulchre's Church is located to the east of the Site and includes a residential unit. The residential unit, the main church hall and circulation

spaces have been included in the assessment, with 64 windows serving 16 rooms.

341. For VSC in the proposed scenario, 62 of 64 windows demonstrate BRE compliance. The two windows which are not compliant with BRE would experience minor adverse alterations between 20.4% - 21.8% against a target of more than 20% and the Church is served by multiple windows which comply with BRE.
342. For VSC in the cumulative scenario, the same two windows continue to experience minor adverse impacts (between 20.4% - 22.6%).
343. All windows to the residential unit are compliant with BRE for daylight in the proposed and cumulative scenarios.
344. For NSL in the proposed scenario and cumulative scenarios, all 16 rooms meet the BRE criteria.

5 Snow Hill

345. Following the grant of permission for change of use and extension for hotel use, 27 windows serving eight rooms on the southern façade were considered relevant for assessment.
346. All 27 windows will fall short of BRE guidelines for VSC. For the NSL assessment one of the eight rooms would comply with BRE guidelines.
347. The reductions experienced are due to the proximity of the application site to the southern façade and the relatively underdeveloped portion of site containing the previous building. Please see image below demonstrating the open area of the previous building at the development site opposite 5 Snow Hill.



15 Old Bailey

348. The site received consent (app. ref. 18/00124/FULL) for change of use to a hotel in September 2018.
349. The VSC assessment for both the proposed and the cumulative scenarios demonstrates that all windows would be BRE compliant.

Daylight Conclusion

350. For 10 Hosier Lane, all but one window is BRE compliant in the proposed scenario. In both the proposed and cumulative scenarios, all moderate adverse and major adverse impacts relate to two ground floor windows beneath an existing building overhang which the BRE Guidelines identifies restricts light entering windows below them.
351. The daylight assessment for 35-37 Cock Lane demonstrates that the majority of windows would be BRE compliant and where there would be noticeable reductions in daylight to windows, these reductions would all be minor in nature in the proposed and cumulative scenarios. A total of 43% of the rooms assessed for daylight distribution would be BRE compliant; where there would be noticeable reductions in the areas of the rooms that have a view of the sky, this can be attributed to the development of the existing site, which is currently underdeveloped, which is particularly the case at its eastern end, which is opposite 35-37 Cock Lane. Furthermore, the retained levels of daylight in the rooms effected would be commensurate with what would be expected in an inner urban area and comparable to the existing levels of daylight distribution in the neighbouring properties at 10 Hosier Lane.
352. For 32 Cock Lane, all windows would be BRE compliant for VSC. One room would experience a minor adverse impact (for NSL) in the proposed scenario and this room is beneath an existing overhang which limits light entering the room beneath the overhang. In the cumulative scenario, additional impacts would be experienced due to the consented hotel which would be located directly opposite the property. Only one window would experience a moderate adverse impact (for VSC) and this room is served by three windows, one of which is BRE compliant. The windows which experience moderate and major impacts for daylight distribution (for NSL) relate to bedrooms, which are considered less important in BRE guidelines.
353. For St Sepulchre's Church, two windows would experience impacts considered to be minor adverse in the proposed and cumulative scenarios which are considered minimally noticeable. The Church is served by multiple windows therefore this impact is considered to be acceptable, and all rooms are BRE compliant when considering daylight distribution (NSL).
354. For the two consented hotels assessed, only 5 Snow Hill would experience reductions beyond BRE, however the reductions are in part due to the underdeveloped nature of the existing application site and hotel use is considered to be of a transitory nature, therefore the impacts are considered acceptable in this context.
355. Overall, the impacts to the surrounding properties for daylight are considered to be acceptable.

Sunlight Assessment

10 Hosier Lane

356. 34 windows serving 30 residential rooms on the southern façade of the building have been assessed for sunlight.
357. The sunlight assessment for the proposed scenario demonstrates that all but three windows assessed would meet the BRE guidelines due to the impact upon their winter sunlight levels, however all three windows would continue to receive between 25% - 57% annual sunlight (against a 25% target).
358. The sunlight assessment in the cumulative scenario demonstrates that nine of 34 windows assessed would not meet BRE guidelines, primarily due to impact upon their winter sunlight levels. Seven of the nine windows would continue to receive annual sunlight levels in excess of the target of 25%. Of the two windows which do not meet BRE guidelines, including the target for annual sunlight, one of the windows (W1/F01), located at first floor level, would retain 21% of annual probable sunlight (against a target of 25%). The remaining window (W1/F00) would experience a major adverse impact to annual sunlight. This window is located at ground floor level below an existing building overhang, which can restrict sunlight to any windows below and the window currently receives low levels of annual probable sunlight (8% APSH) and would experience an absolute reduction of 5% APSH, which is marginally above the 4% threshold set by the BRE guidelines.

35-37 Cock Lane

359. 39 windows serving 23 residential rooms on the southern façade of the building have been assessed for sunlight.
360. The sunlight assessment for the proposed scenario demonstrates that 16 out of the 39 windows assessed would meet BRE guidelines. Of the 23 remaining windows that would fall short of BRE guidance, 17 windows would retain annual sunlight levels of 25% (the target level) and above. The remaining six windows would retain between 19%-24% annual sunlight which can be considered reasonable for a city centre location, particularly at first floor level. Both the major adverse impacts to annual sunlight relate to one room at first floor level (F1/R01), which is served by two windows (W1/F01 and W2/F01) with an average retained annual level of sunlight of 21% APSH against the BRE annual target of 25%.
361. In the cumulative scenario, the same number of windows (23) would not meet BRE guidelines for sunlight with the major adverse impacts to annual sunlight to two windows serving one room, as in the proposed scenario, and these windows would continue to retain an average annual level of sunlight of 21% against the BRE target of 25%. 16 of the 23 windows that would not meet BRE guidelines would retain annual sunlight levels of 25% (the target level) and above, and for the seven

windows that would not meet BRE guidelines and the target for annual sunlight, these windows would retain between 19-24% annual sunlight against the BRE annual target of 25%.

32 Cock Lane

362. For the APSH assessment in the proposed scenario, all relevant windows are BRE compliant.
363. In the cumulative scenario, five windows would not meet BRE guidelines and the most significant losses would be primarily experienced as losses of winter sunlight, and all windows would retain annual sunlight of 40% and above (against a target of 25%).

8-9 Giltspur Street

364. The assessment demonstrates that the site facing windows would be BRE compliant for sunlight in both the proposed and cumulative scenarios.

St Sepulchre Church

365. For the APSH assessment in the proposed scenario and in the cumulative scenario, all 42 windows relevant for assessment demonstrate BRE compliance.

5 Snow Hill

366. Six out of 23 windows assessed would meet BRE guidelines. For the 17 windows that fall short of BRE, 10 windows would maintain annual daylight of 18% or more (against a target of 25%) and 10 windows would meet or exceed the target for winter sunlight.

Sunlight Conclusion

367. For the residential properties, the majority of windows assessed are BRE compliant for sunlight.
368. For 10 Hosier Lane, all but three windows are BRE compliant in the proposed scenario however these three windows retain annual sunlight of at least the target level set by BRE. In the cumulative scenario, nine windows would not meet BRE however eight windows would receive 21% annual sunlight and above (against a target of 25%) and the only major adverse impact to annual sunlight relates to a ground floor window beneath an existing building overhang which restricts available light.
369. For 35-37 Cock Lane, 23 of 39 windows would not meet BRE in the proposed and cumulative scenarios. The majority of the 23 windows would retain the target level for annual sunlight (25%) and above in the proposed and cumulative scenarios. The windows which would not meet BRE guidelines and the target for annual sunlight in the proposed scenario (six) and the cumulative scenario (seven), these windows would retain between 19-24% annual sunlight which can be considered

reasonable for a city centre location, particularly at first floor level. Therefore, the impacts are considered acceptable in the inner city context.

370. For 32 Cock Lane, all windows would meet BRE guidelines in the proposed scenario, and although five windows would not be BRE compliant in the cumulative scenario, these windows would retain 40% and above for annual sunlight (against a 25% target).
371. All windows in the proposed and cumulative scenarios are BRE compliant for 8-9 Giltspur Street and St Sepulchre's Church.
372. For the consented hotels, the only windows which do not meet BRE guidelines are located at 5 Snow Hill, however the impact is considered to be acceptable in this case due to the transitory nature of hotel occupancy.
373. Overall, it is considered that an acceptable level of sunlight would be retained by the surrounding properties that have been assessed and that all the impacts on sunlight are considered to be acceptable.

Overshadowing

374. The BRE guidelines suggest that the availability of sunlight should be checked for open spaces including residential gardens and public amenity spaces, stating that, for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st March. If as a result of the proposed development an existing garden or amenity area does not meet the guidance, or the area which can receive the sun is less than 0.8 times its former value (i.e. more than 20 % reduction) then the loss of sunlight is likely to be noticeable.
375. The potential overshadowing impacts of the proposed development has been assessed for the open space at St Sepulchre's Church and the external private amenity spaces at 10 Hosier Lane and 32 Cock Lane.

Open Space at St Sepulchre's Church

376. The Church is surrounded by a designated open space, and the part directly facing the site has been assessed. The assessment demonstrates that the open space will be BRE compliant in the proposed and cumulative scenarios with no change to sunlight hours.

Private amenity spaces at 10 Hosier Lane and 32 Cock Lane

377. There are existing private amenity spaces located at 10 Hosier Lane and 32 Cock Lane at the upper levels. The assessment for overshadowing demonstrates that all amenity spaces assessed would maintain very similar levels of sunlight in the proposed and cumulative scenario with percentage losses of up to 1%.

Overshadowing Conclusion

378. The assessments demonstrate that existing levels of sunlight will largely be retained, which is considered acceptable.

Radiance Assessment

379. A Radiance Assessment has been submitted by the Applicant to complement the daylight analysis contained in the submitted daylight and sunlight assessment for the development.
380. A Radiance Assessment is a lighting simulation tool that measures the individual 'daylight factors' at a number of given points (usually based on a grid) within a room (or defined space). This method of assessment takes into account the total glazed area to a room, the transmittance quality of the glazing, the total area of the room's internal surfaces, including ceilings and floors, and their reflectance values (which may be actual or reasonably assumed). The radiance method of assessment also takes into account the quantum of light reflected off external surfaces, including the ground and nearby buildings.
381. Whilst there is currently no established guidance regarding what constitutes a 'noticeable' or 'significant' change in daylight when using the Radiance methodology, radiance-based assessments can draw upon the BRE's recommended Average Daylight Factor (ADF) target values, which recommend an ADF of 5% or more if no supplementary electric lighting is to be used within a room, or 2% or more if supplementary electric lighting is provided. The BRE guidelines recommend the following minimum ADF values for residential properties: 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
382. Radiance assessment results are presented as either floor plans / 3D room diagrams colour rendered to illustrate the individual daylight factors within a room, which range between 0% and 5%. The colour rendering can be supplemented by grey-scale images which represent a Human Visual Response (HVR) that correlates with a person's subjective impression of light within a room. In addition, the average value of the individual daylight factors within a room can be expressed as an ADF percentage for the room as a whole.
383. It should be noted that the Radiance Assessment undertaken is not meant to replace the submitted daylight and sunlight assessment, but to provide a further way to illustrate daylight changes within habitable rooms in the neighbouring residential properties.
384. The Radiance Assessment submitted for this development is based upon the 14 most noticeably affected habitable rooms in the proposed scenario within the surrounding residential properties, which are located within 10 Hosier Lane and 35-37 Cock Lane. Non-residential properties have not been included.

385. The majority of the habitable rooms assessed show minimal and immaterial changes in their individual daylight factors. This corroborates the daylight findings in the daylight and sunlight assessment that the loss of light is primarily due to the low absolute levels of daylight in the existing scenario, which can exacerbate any relative percentage loss.
386. The most noticeable change in daylight factors is illustrated in the images for a habitable room on the first floor of 35-37 Cock Lane (F01/R1), where the modest daylight ingress near the windows would be slightly reduced in the proposed scenario. This is reflected in the minor adverse reductions in daylight to the windows serving this room (windows W1/F01 and W2/F02) and the minor adverse reductions in daylight distribution within the room (26% reduction in NSL), in the proposed scenario.
387. It is however considered unlikely that the changes illustrated by the radiance assessment would lead to any different use of the habitable rooms tested, or any meaningful increase in then use of supplementary artificial lighting.
388. It can be concluded that the Radiance Assessment carried out, and the testing of the most affected neighbouring residential rooms, indicate that the changes in light at 10 Hosier Lane and 35-37 Cock Lane are unlikely to affect the use of the rooms, and would not require any significant additional use of electric lighting.

Previously consented scheme

389. The previously consented scheme (app. ref. 19/01038/FULMAJ) proposed a building height and massing similar to the current application. Overall, the impact of the previous proposal on the neighbouring residential properties was considered to be acceptable within the context of the BRE guidelines and the inner-city location.
390. The proposed scheme and the consented scheme demonstrate broadly similar impacts in terms of daylight and sunlight (without the cumulative scenario).

Daylight, Sunlight and Overshadowing Conclusion

391. Taking into account the BRE Guidance and the site's location within a dense urban environment, it is considered that the proposal would not result in an unacceptable impact on the existing properties and would not noticeably reduce the daylight and sunlight to nearby dwellings or open spaces to unacceptable levels.
392. As such, the impact on daylight and sunlight as a result of the proposed development is considered to be in accordance with Local Plan Policies DM10.7 and DM21.3, Policy DE8 of the draft City Plan 2036 and London Plan policy D6(d).

Wind

393. Computational Fluid testing has taken place to predict the local wind environment associated with the completed development and the resulting pedestrian comfort within and immediately surrounding the site.
394. Wind conditions are compared with the intended pedestrian use of the various locations including carriageways, footways and building entrances. The assessment uses the wind comfort criteria, referred to as the City Lawson Criteria in the Wind Microclimate Guidelines, being 5 Comfort Categories defining conditions suitable for frequent sitting/occasional sitting/standing/walking/Uncomfortable.
395. In considering significance and the need for mitigation measures, if resulting on-site wind conditions are identified as being unsafe (major adverse significance) or unsuitable in terms of the intended pedestrian use (moderate adverse significance) then mitigation is required. For off-site measurement locations, mitigation is required in the case of major adverse significance - if conditions become unsafe or unsuitable for the intended use as a result of the development. If wind conditions become windier but remain in a category suitable for intended use, or if there is a negligible or beneficial effect, wind mitigation is not required.
396. Assessments have been carried out for both the Windiest Season and the Summer Season.
397. The following scenarios were tested:
 - Baseline: The site (as existing) with the existing surrounds.
 - Proposed Site, Existing Surrounds: The completed and operational development with the existing surrounds.

Existing Baseline Scenario

398. There are no safety or distress exceedances anywhere within the site or surrounding area.
399. Winter conditions range between frequent sitting, occasional sitting and standing. Summer conditions range between frequent sitting and occasional sitting.
400. As conditions do not exceed standing anywhere within the study area, all building entrances are suitable for the intended use.
401. As conditions do not exceed standing anywhere within the study area, all bus stops are suitable for the intended use.
402. The existing ground level seating areas are all suitable for a mixture of frequent sitting and occasional sitting in the winter and for frequent sitting in the summer. This is suitable for the intended use.
403. There are no safety exceedances on any roadways, and all change in conditions are gradual, so conditions are expected to be suitable for cycling.

Proposed Scenario

404. With the proposed development in place, the wind conditions would not exceed standing anywhere within the study area, and so all building entrances would be suitable for the intended use.
405. With the proposed development in place, the wind conditions would not exceed standing anywhere within the study area, and so all bus stops will be suitable for the intended use.
406. With the proposed development in place, the existing ground level seating areas would all be suitable for a mixture of frequent sitting and occasional sitting in the winter and for frequent sitting in the summer. This is suitable for the intended use.
407. The covered walkway through the development would be suitable for a mixture of occasional sitting and frequent sitting in summer and winter. This would be suitable for the intended use.
408. The proposed seating on the steps at the northern end of the walkway would be suitable for frequent sitting in winter or summer. This would be suitable for the intended use.
409. There would be no safety exceedances on any roadways, and all change in conditions are gradual, so conditions are expected to be suitable for cycling.
410. The proposed roof terraces would be suitable for standing in winter with some small regions suitable for walking (it should be noted that these are mainly located within planted areas, so would not be accessible to users). The roof terrace would be suitable for a mixture of standing and occasional sitting in summer and would be suitable for the intended use. (The terrace areas have been tested without landscaping, and as such these represent worst-case conditions. It is reasonable to expect that the inclusion of planting will create pockets which are suitable for frequent sitting in their direct proximity).

Wind Microclimate Conclusion

411. In conclusion, with the proposed development in place, where wind conditions become windier at ground level and on the roof terrace they remain suitable for the intended uses in the proposed and so no additional mitigation above that proposed is required. The details of the proposed mitigation measures will be secured by condition and will be required to be maintained throughout the life of the building.
412. A Wind Audit would be secured in the S106 Agreement which would require, if requested by the City Corporation, a post-completion audit to assess and compare the results of the Wind Tunnel Test against the results of wind speed assessments carried out in the vicinity of the site over a specified period, to identify if the completed development has material adverse effects not identified in the submitted CFD Wind Assessment prepared by GIA (dated 20 August 2021), and if any

material adverse impacts are realised, mitigation measure would need to be explored and implemented.

Thermal Comfort

413. London Plan Policy D8 and D9 and Draft City Plan 2036 Policy S8 indicates that development proposals should ensure that microclimatic considerations, including temperature and wind, should be taken into account in order to encourage people to spend time in a place and that the environmental impacts of tall buildings - wind, daylight, sunlight penetration and temperature conditions around the building and neighbourhood- must be carefully considered and not compromise comfort and the enjoyment of open spaces and seeks to optimise micro-climatic conditions, addressing solar glare, daylight and sunlight, wind conditions and thermal comfort and delivering improvements in air quality and open space. Draft City Plan Strategic Policy S12 requires developers to take account of the potential microclimate and thermal comfort impacts from tall building development at an early stage in the design process. Draft City Plan Strategic Policy S15 indicates that buildings and the public realm must be designed to be adaptable to future climate conditions and resilient to more frequent extreme weather events. The Thermal Comfort Guidelines for Developments in the City of London was published in December 2020 which sets out how the thermal comfort assessment should be carried out.
414. In accordance with the City of London Thermal Comfort Guidelines an outdoor thermal comfort assessment has been prepared. The technique involves merging wind, sunlight, temperature and humidity microclimate data at a seasonal level to gain a holistic understanding of Thermal Comfort and how a microclimatic character of a place actually feels to the public. The assessment quantifies the thermal comfort conditions within and around the Site, by comparing the predicted felt temperature values and frequency of occurrence.
415. The Universal Thermal Climate Index (UTCI) metric will be utilized for predicting thermal comfort. The usage categories for thermal comfort is set out below and is used to define the categorization of a given location.

Usage Category	% of hours with Acceptable UTCI	Description
All Season	≥90% in each season	Appropriate for use all year round (e.g. parks)
Seasonal	≥90% spring-autumn AND ≥70% winter	Appropriate for use during most of the year (e.g. outdoor dining).
Short Term	≥50% in all seasons	Appropriate for short duration and/or infrequent sedentary uses (e.g. unsheltered bus stops or entrances) year-round
Short Term	≥50% spring-autumn	Appropriate for short

Seasonal	AND ≥25% winter	duration and/or infrequent sedentary uses during most of the year.
Transient	≤25% in winter OR ≤50% in any other season.	Appropriate for public spaces where people are not expected to linger for extended period (e.g. pavements, cycle paths).

416. Four configurations have been assessed including; the existing site with existing surrounding buildings, the proposed development with the existing surrounding buildings and the proposed development with consented cumulative surrounding buildings and proposed development with consented and unconsented cumulative surrounding buildings.

417. Sensitive receptors with a 400m radius of the existing Site and Proposed Development have been considered in the assessment. At ground level, all entrances have been considered and would require short-term thermal comfort conditions or better to be considered acceptable for their intended use.

418. Both the landscaping and the wind mitigation measures considered during the wind microclimate assessments have been included in the study.

419. The following scenarios were tested:

- Baseline: The site (as existing) with the existing surrounds.
- Proposed Site, Existing Surrounds: The completed and operational development with the existing surrounds.

Existing Baseline Conditions

420. Thermal conditions are suitable for all season use across the majority of the study area, with regions suitable for seasonal use along Farringdon Street to the west, and Old Bailey and Giltspur Street to the east. There is a small region of short-term suitability within the roadway of Farringdon Street.

421. All building entrances (which are required to be suitable for short term use) will be suitable for the intended use

422. As conditions are suitable for seasonal use (at worst) along all pavements, all bus stops (which are required to be suitable for short term use) will be suitable for the intended use.

423. The existing ground level seating areas are all suitable for all season use. This is suitable for the intended use. It is apparent that the least

favourable conditions occur during winter, when wind chill is the main driver of thermal discomfort.

Proposed Scenario Conditions

- 424. Thermal comfort conditions for the area around Farringdon Street to the west and Old Bailey and Giltspur Street to the east remain broadly the same as in the existing scenario. The short-term suitability within the roadway of Farringdon Street remains unchanged in the proposed scenario.
- 425. Some small regions which are suitable for seasonal use (rather than all-season use for the baseline) have been introduced in Snow Hill to the east of the development, and Holborn Viaduct to the south of the development. These regions are limited to the roadways, and as such people would not be expected to dwell in these spaces.
- 426. All building entrances (which are required to be suitable for short term use) would be suitable for the intended use.
- 427. All bus stops (which are required to be suitable for short term use) would be suitable for the intended use.
- 428. The existing ground level seating areas are all suitable for all season use, which would be appropriate conditions for the intended use.
- 429. The proposed seating on the steps at the northern end of the pedestrian route through would be suitable for all season use, which would be appropriate conditions for the intended use.
- 430. The proposed rooftop terrace would be suitable for all-season use, with some localised regions of seasonal use, which would be appropriate conditions for the intended use.

Thermal Comfort Conclusion

- 431. All ground level conditions are suitable for the intended use, and no adverse impacts due to thermal comfort are expected. This applies to all roadways, thoroughfares, building entrances (both existing and proposed), covered walkways and seating areas. Conditions for the roof terrace are suitable for their intended use and no adverse impacts due to thermal comfort are expected.

Noise and Disturbance

- 432. London Plan Policy D14 aims to avoid significant adverse noise impacts on health and quality of life, and Local Plan Policies DM3.5 and DM15.7, seeks to ensure that operational noise does not adversely affect neighbours. Policies S1 and HL3 of the Draft City Plan requires that

noise does not adversely affect nearby land uses, supporting a healthy and inclusive City.

433. The impact of the proposed development in terms of noise associated with the operational stage would be negligible. The street level and external cultural and community as well as the roof terrace amenity uses are all appropriate and in keeping with the area. The proposed plant equipment is to be located internally at basement level or higher up the building.
434. The proposed publicly accessible rooftop terrace would be open free of charge to the public Monday – Sunday between the hours of 10am-6pm. Officers are satisfied that the proposed free public access hours of use of the rooftop terrace (which would be secured via the S106 agreement) would ensure the use would not give rise to detrimental noise and disturbance to surrounding dwellings. The rooftop management plan would also include the management and dispersal of visitors so as to minimise the noise and disturbance to nearby occupiers. Outside the free public access hours the ground floor cultural uses would expand to the roof terrace but the hours of such use would be controlled by condition. Conditions would also prohibit amplified music on the roof terrace.
435. The proposed student accommodation has the potential to increase pedestrian movements around the site at a range of times and therefore potential for noise and disturbance to neighbouring properties. The applicant has submitted a Student Management Plan with the application, the details of which would be secured by the S106 agreement. The on site management, restricting loitering outside the building would ensure any potential disturbance would be mitigated. Mitigation measures proposed can be summarised as follows:
- Building would be managed by on-site team.
 - Management team would be on duty from 0900 – 1700 Monday-Sunday with 24 hour supervision provided by support staff
 - Overnight security staff and retained resident student wardens and night wardens
 - Visible on-duty staff at main entrance reception desk.
 - Noise and disturbance generated by groups loitering outside the site would be enforced against under the terms of student residents' individual tenancy agreements.
 - Move-In Strategy staggered over three weekends
 - Where necessary, liaison with the City Police, Transport for London, The City Corporation highways management and local residents.
 - Form an ongoing Community Liaison Group

436. In regard to noise from plant, an acoustic report has been submitted with the application. This indicates that plant could be operated without detrimentally impacting on neighbouring properties in respect of noise and disturbance. Conditions have been included with the recommendation.
437. The conditions and S106 agreement would ensure that the development should not detrimentally impact on residential amenity in respect of noise and disturbance.
438. Overall, the Proposed Development complies London Plan Policy D14 which aims to avoid significant adverse noise impacts on health and quality of life, and Local Plan Policies DM3.5 and DM15.7, which seeks to ensure that operational noise does not adversely affect neighbours. The Proposed Development also accords with Policies S1 and HL3 of the Draft City Plan which requires that noise does not adversely affect nearby land uses, supporting a healthy and inclusive City.

Fire Safety

439. Policy D12 of the London Plan seeks to ensure that proposals have been designed to achieve the highest standards of fire safety, embedding these into developments at the earliest possible stage.
440. The application is accompanied by a fire safety statement which demonstrates how the development would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel.
441. The Health and Safety Executive (HSE) were consulted and reviewed the submitted Fire Strategy. In their initial response HSE raised concerns that there would be the need for an additional firefighting lift to serve the west core of the building for safe travel distances in the event of a fire. The applicants have amended the scheme and included an additional firefighting lift within the west core of the building and both firefighting cores within the building will serve all levels above first floor. As a result of this additional firefighting lift, the maximum travel distance from the firefighting cores to reach an apartment door will be approximately 30m. HSE have confirmed that this acceptable.
442. HSE also commented on other matters relating to location of disabled refuges, the connection between the firefighting core and the loading bay, the location of the smoke shaft. The applicant has confirmed these issues will be resolved at detailed design stage and HSE are satisfied as these would be subject to approval under a separate regulatory procedure.
443. The proposed development would meet the requirements of Policy D12 of the London Plan.

Health Impact Assessment

444. Policy HL9 of the draft City Plan 2036 advises applicants of major developments to assess the potential impacts their development may have on the health and well-being of the City's communities. The applicants have submitted a Health Urban Checklist, based on the NHS Healthy Urban Development Unit's criteria and toolkit to assess the possible impacts on the health and well-being of the City's communities.
445. The proposed development was satisfactorily assessed against 23 criteria relevant to the proposed development and the City of London.
446. The Assessment concludes that the development would have an overall positive impact on health. Positive impacts include:
- Provision of new jobs associated with the development
 - Provision of a free publicly accessible roof garden
 - Provision of a high-quality public realm route through which would improve connectivity and permeability, as well as enhancing the attractiveness of the physical environment;
 - Inclusivity and accessibility as placemaking priority areas;
 - A car free building minimising vehicle travelling to the site along with cycle parking to support active travel
 - Building and landscape design also providing an enhanced environment for workers and site users as well as the wider public through an attractive public realm, greening measures and active travel measures; and
447. Potential negative impacts identified would need to be mitigated during the construction and operational phases, for example by:
- Implementation of a Delivery and Service Plan (DSP) to ensure sustainable modes and operation of freight;
 - Implementation of a Construction Environmental Management Plan (CEMP) including dust, noise and vibration and hours of construction works;
 - Implementation of a Construction Logistics Plan (CLP) to minimise the environmental and road traffic related impacts of the demolition and construction;
 - Secure local employment and training initiatives via planning obligations
 - An Air Quality and Management Plan to minimise the impact of dust at the construction phase; and
 - The requirement for a Student Accommodation Management Plan to minimise noise at the operational stage.
448. Potential negative impacts identified in the Assessment would be mitigated by the requirements of relevant conditions and S106 obligations.

Public Sector Equalities Duty

449. When considering the proposed development, the Public Sector Equality Duty (PSED) requires City of London to consider how the determination of the application will affect people who are protected under the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.
450. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it
451. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
452. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
453. This application has been assessed against the Equality Act 2010 and any equality impacts identified.
454. The Applicants have held a range of meetings with stakeholders and the following stakeholders are considered to be relevant in the context of the Equalities Act:
- Local Ward Members
 - Nearby residents
 - Holy Sepulchre Church
 - Museum of London
455. As set out in the submitted Statement of Community Involvement (SCI), the consultation process included a targeted programme, which sought to understand the needs of the local community and identify opportunities for partnership and facilitation particularly in relation to part of the public benefits of the project.
456. Potential impacts of the proposed development on the nearby occupiers identified above, have been assessed, including the impacts on the use and functionality of the spaces. Officers do not consider that they would be detrimentally impacted in so far as these spaces become unusable nor would it be considered that there would be disadvantages or material impact on any persons who share a relevant protected characteristic as identified in the Equalities Act 2010.

457. In addition the proposed development has been assessed against policy GG1 of the New London Plan and would be considered to support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

Human Rights Act 1998

458. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights (“ECHR”).

459. Insofar as the grant of planning permission will result in interference with the right to private and family life (Article 8 of the ECHR) or right to enjoyment of property (Protocol 1, Article 1) including by causing harm to the amenity of those living in nearby residential properties, it is the view of officers that such interference is necessary in order to secure the benefits of the scheme and therefore necessary in the interests of the economic well-being of the country, and proportionate.

460. In respect of the freedom of worship (Article 9 of the ECHR), as set out above, there would be no infringement of the freedom to manifest religion or belief in worship, teaching, practice and observance.

CIL and Planning Obligations

461. The proposed development would require planning obligations to be secured in a Section 106 agreement to mitigate the impact of the development to make it acceptable in planning terms. Contributions would be used to improve the City’s environment and facilities. The proposal would also result in payment of the Community Infrastructure Levy (CIL) to help fund the provision of infrastructure in the City of London.

462. These contributions would be in accordance with Supplementary Planning Documents (SPDs) adopted by the Mayor of London and the City.

463. From 1st April 2019 Mayoral CIL 2 (MCIL2) supersedes the Mayor of London’s CIL and associated section 106 planning obligations charging schedule. This change removes the Mayor’s planning obligations for Crossrail contributions. Therefore, the Mayor will be collecting funding for Crossrail 1 and Crossrail 2 under the provisions of the Community Infrastructure Levy regulations 2010 (as amended).

464. CIL contributions and City of London Planning obligations are set out below.

MCIL2

Liability in accordance with the Mayor of London's policies	Contribution (excl. indexation)	Forwarded to the Mayor	City's charge for administration and monitoring
MCIL2 payable	£1,787,920	£1,716,403	£71,517

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	Contribution (excl. indexation)	Available for allocation	Retained for administration and monitoring
City CIL	£1,676,175	£1,592,366	£83,809
<u>City Planning Obligations</u>			
Local, Training, Skills and Job Brokerage	£670,470	£663,765	£6,705
Carbon Reduction Shortfall (as designed) <i>Not indexed</i>	£611,610	£611,610	£0
Section 278 (Evaluation and Design) <i>Not indexed</i>	£50,000	£50,000	£0
S106 Monitoring Charge	£4,250	£0	£4,250
Total liability in accordance with the City of London's policies	£3,012,505	£2,917,742	£94,763

City's Planning Obligations

465. The obligations set out below are required in accordance with the City's SPD. They are necessary to make the application acceptable in planning

terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the tests in the CIL Regulations and government policy.

- Provision of 230 affordable rooms (35% of overall total)
- Plan showing the room size and occupancy level between the non-affordable and affordable rooms will be equivalent and a plan should be provided to show the designated affordable rooms within the development to ensure policy compliance.
- Higher Education Institution nominations agreement
- Student Accommodation Management Plan (to include detailed plans showing the kitchenette/cooking facilities layout to ensure sufficient space for food preparation)
- The commitment to secure the flexible temporary use of the site during vacation period for ancillary uses
- Highway Reparation and other Highways Obligations
- (*incl. Highways Schedule of Condition Survey, site access, obtaining consents, licences etc*)
- Local Procurement Strategy
- Local Training, Skills and Job Brokerage Strategy (*Demolition & Construction & End Use*)
- Delivery and Servicing Management Plan (*including Consolidation*)
- Travel Plan (including Cycling Promotion Plan)
- Construction Monitoring Costs
- Carbon Offsetting
- Utility Connections
- Section 278 Agreement (*CoL*)
- Public Route (*Specification & Access*)
- Public Realm (*Specification & Management Plan*)
- Publicly accessible roof terrace (*Access & Management Plan*)
- Cultural Implementation Strategy / Cultural Plan
- Television Interference Survey
- 'Be Seen' GLA Energy Performance Monitoring

466. I request that I be given delegated authority to continue to negotiate and agree the terms of the proposed obligations and enter into the S278 agreement. The scope of the s278 agreement may include, but is not limited to, a new pedestrian crossing on Snow Hill, kerbside traffic order changes on the south side of Snow Hill, a dropped kerb to the new cycling and servicing entrances, and removal of the crossover for the

existing servicing bay. The Section 278 works would be in line with the 10 Healthy Streets indicators, the City of London Transport Strategy and City of London's Public Realm vision.

Monitoring and Administrative Costs

467. A 10 year repayment period would be required whereby any unallocated sums would be returned to the developer 10 years after practical completion of the development. Some funds may be set aside for future maintenance purposes.
468. The applicant will pay the City of London's legal costs and the City Planning Officer's administration costs incurred in the negotiation, execution and monitoring of the legal agreement and strategies.

Site Specific Mitigation

469. The City will use CIL to mitigate the impact of development and provide the infrastructure necessary for the wider area. However, in some circumstances, it may be necessary additionally to seek site specific mitigation to ensure that a development is acceptable in planning terms. Other matters requiring mitigation are yet to be fully scoped.

Conclusion

470. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the development plan (i.e. the London Plan and 2015 Local Plan) and relevant policies and guidance, SPDs and SPGs, relevant advice including the NPPF, the draft Local Plan and considering all other material considerations.
471. The scheme delivers a high-quality development for student accommodation with a cultural use and a free publicly accessible roof garden within the City's Culture Mile. Whilst there would be a loss of office floorspace on the site, this is not existing office accommodation, and further, in terms of total permitted floorspace, it would not have an adverse impact on the overall stock of floorspace in the City or prejudice the City's role as an international business and professional centre. The student accommodation and community spaces will contribute towards diversifying the City's building stock and land uses, adding vibrancy and activity for 7 days per week, and contribute towards meeting Local Plan housing targets. This wider range of activity would contribute towards the City Corporation's ambitions for a City of Culture and Commerce and align with the City Corporation's ambitions for a post Covid City. The loss of office accommodation is therefore considered to be acceptable within the provisions of Local Plan policies CS1 and DM1.1 and emerging policy in the draft City Plan 2036.

472. The provision of student accommodation in a highly accessible location is supported in strategic and local planning terms. The provision of purpose-built student accommodation in this mixed-use development will not prejudice the business function of the City, will not result in an excessive concentration of student housing, is not considered to have an adverse impact on residential amenity and will not involve the loss of permanent residential accommodation.
473. Whilst officers are concerned about the low level of light to some of the student bedrooms, in reviewing the amenity and breakout spaces and study areas would also have the option of various types of amenity, break out and study areas ranging from smaller hubs on levels 2-5 and a larger social amenity hub at lower ground and first floor level, along with the use of the publicly accessible roof terrace, on balance it is considered that the overall quality of the student accommodation is considered to be acceptable having regard to the specific requirements of LSE.
474. The purpose-built student accommodation would be considered and acceptable and would accord with London Plan Policy H15, Local Plan Policy DM21.7 and Draft City Plan Policy HS6.
475. The scheme delivers significant public realm enhancements including a new pedestrian route linking City Thameslink Station to the new Museum of London Snow Hill Entrance.
476. The Proposed Development comprises a 543 sqm of publicly accessible rooftop terrace, providing a new piece of elevated public realm for city's visitors, workers, residents and student occupants.
477. The design approach to the site would result in a development appropriate in scale, architectural form, innovative use of materials, and quality that would add a level of richness and visual interest to the local townscape. The accessible roof terrace would enhance the visitor experience and elevate public views of the rich heritage of the Townscape looking east. The public route would create a new engaging experience that would harness and contribute the emerging vibrancy of the Smithfield market area wider Culture Mile. The proposals comply Local Plan Policies CS10 and DM10.1, emerging City Plan Policy S8 and DE2, and London Plan D3 and paragraphs 130 and 132 of the NPPF.
478. The proposed development would not harm the characteristics and composition of LVMF strategic views and their landmark elements, preserving the ability of the observer to recognise and appreciate the strategically important landmarks, in accordance with Local Plan Policy CS13(1), London Plan Policy HC4 and draft City Plan 2036 Policy S13 and guidance contained in the LVMF SPG.
479. The proposals have been assessed against Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and HE1, London Plan Policy HC1 and the relevant NPPF paragraphs 199-208. There would be no harm to the setting of Smithfield Conservation Area and Newgate Street

and their character and appearance would be preserved. It is considered that the proposal would preserve buildings, the settings and the special architectural and historic interest and heritage significance and contribution made by setting of : No 5 Snow Hill (Grade 2), 4 Snow Hill (Grade 2), Church of St Sepulchre with Newgate (Grade 1), Old Bailey Central Criminal Court (Grade II*), Holborn Viaduct Bridge (grade II), 1-8 Holborn Viaduct, 15 Old Bailey (Grade 2); Smithfield Market (Poultry Market) (Grade 2); and The Viaduct Tavern (126 Newgate Street) (Grade 2) It is considered there would be no harm to the significance of identified non-designated heritage assets 1 Snow Hill, 10 Snow Hill, the Engine House and the Red House, West Smithfield. Overall, the proposal would comply with Local Plan Policies CS 12, DM 12.1, draft City Plan 2036 policies S11 and, HE1 Publication London Plan Policy HC1.

480. The building would be designed to high sustainability standards, incorporating a significant element of integrated urban greening, climate resilience, targeting BREEAM 'Outstanding' and adopting Circular Economy principles and Whole Life Carbon principles. Dedicated areas of planting and greening would be incorporated into the development through urban greening on the roof significantly increasing the biodiversity on site.
481. The scheme benefits from high levels of public transport accessibility, would be car-free and would promote cycling and walking as healthy modes of travel. The provision of both long stay and short stay cycle spaces would meet the requirements of the London Plan. Access for cyclists would be via two prominent cycle parking entrances at ground level off Snow Hill, with short stay cycle parking provided at ground floor within the site boundary.
482. The service area for both the cultural and community use and student accommodation is proposed at lower ground floor level. Delivery traffic and service vehicles would access the servicing yard via Snow Hill. There would be 19 deliveries per day, which would be consolidated and restrictions on timings of deliveries have been recommended during 0700 – 1000, 1200 – 1400, 1600 – 1900 and no night time servicing between the hours of 2300 on one day and 0700 on the following day to protect the amenity of nearby residential occupiers.
483. For the surrounding residential properties in respect of daylight, the majority of windows assessed are BRE compliant. For 10 Hosier Lane, all but one window is BRE compliant in the proposed scenario. The daylight assessment for 35-37 Cock Lane demonstrates that the majority of windows would be BRE compliant and where there would be noticeable reductions in daylight to windows, these reductions would all be minor in nature. Where there would be noticeable reductions, this can be attributed to the development of the existing site, which is currently underdeveloped, which is particularly the case at its eastern end, which is opposite 35-37 Cock Lane. For 32 Cock Lane, all windows would be BRE compliant for VSC. For St Sepulchre's Church, two windows would experience impacts considered to be minor adverse and would be

considered minimally noticeable. The Church is served by multiple windows which remain unaffected, and all rooms are BRE compliant when considering daylight distribution (NSL). 5 Snow Hill would experience reductions beyond BRE, however, a hotel use is considered to be of a transitory nature, therefore the impacts are considered acceptable in this context. Overall, the impacts to the surrounding properties for daylight are considered to be acceptable.

484. For the surrounding residential properties in respect of sunlight, the majority of windows assessed are BRE compliant. For 10 Hosier Lane, all but three windows are BRE compliant in the proposed scenario. For 35-37 Cock Lane, 23 of 39 windows would not meet BRE guidelines in the proposed scenario and majority of these windows would retain the target level for annual sunlight (25%) and above. The windows which would not meet BRE guidelines and the target for annual sunlight, would retain between 19-24% annual sunlight which can be considered reasonable for a city centre location, particularly at first floor level. All windows in the proposed scenario are BRE compliant for 32 Cock Lane, 8-9 Giltspur Street and St Selpulchre's Church.
485. The submitted sun on ground assessments demonstrate that existing levels of sunlight to nearby residential and public amenity spaces will largely be retained therefore impacts are considered acceptable.
486. Taking into account the BRE Guidance and the site's location within a dense urban environment, it is considered that the proposal would not result in an unacceptable impact on the existing properties and would not noticeably reduce the daylight and sunlight to nearby dwellings or open spaces to unacceptable levels. As such, the impact on daylight and sunlight as a result of the proposed development is considered to be in accordance with Local Plan Policies DM10.7 and DM21.3, Policy DE8 of the draft City Plan 2036 and London Plan policy D6(d).
487. There are no unacceptable adverse built development, construction or operational impacts anticipated for the proposed development and use, including cumulative impacts, and the recommendation is subject to conditions to mitigate impacts to surrounding uses, including the requirement to provide deconstruction and construction logistics plans, a scheme of protective works, a student accommodation management plan, a rooftop terrace management plan and relevant environmental health conditions including relating to noise. Therefore it is considered the proposed development complies with Local Plan Policies CS1, DM1.1, DM1.5, DM15.7, DM21.1, DM 21.7, and draft City Plan Policies HL3, S24, and SB1 regarding impact on amenity.
488. Therefore overall, it is considered that the proposed student accommodation use would not prejudice the primary business function of the City; would contribute to the balance and mix of uses in the immediate locality; and would not result in unacceptable adverse impacts on the amenity of neighbouring properties.

489. The proposals are considered to be in accordance with the development plan.
490. The Local Planning Authority must determine the application in accordance with the development plan unless other material considerations indicate otherwise.
491. When taking all matters into consideration, subject to the recommendations of this report it is recommended that planning permission be granted.

Background Papers:

Submission documents

- Planning Application Form and Ownership Certificate, prepared by DP9 Ltd;
- CIL Additional Information Form, prepared by DP9 Ltd;
- Existing & Proposed Drawings (see Drawing Register), prepared by Stiff + Trevillion;
- Design and Access Statement, including inclusive design, security strategy and landscape section, prepared by Stiff + Trevillion and JCLA;
- Air Quality Assessment, prepared by Hoare Lea;
- Statement of Community Involvement, prepared by Kanda;
- Daylight and Sunlight Assessment, prepared by GIA;
- Daylight & Sunlight Internal Daylight and Sunlight Report, Prepared by GIA, dated January 2022,
- Radiance Assessment, prepared by GIA;
- Energy Assessment Report, prepared by Meinhardt;
- Sustainability Statement, prepared by Hodkinson;
- Circular Economy Statement, prepared by Hodkinson;
- Whole Life Carbon Assessment, prepared by Hodkinson, dated 7 December 2021 (v.3)
- Ecological Report prepared by Tyler Grange;

- Fire Statement, prepared by Jensen Hughes, dated January 2022
- Updated Holborn Viaduct Fire Statement Form, prepared by Jensen Hughes dated 19 January 2022
- Noise Assessment, prepared by 24 Acoustics;
- Townscape, Visual Impact and Heritage Assessment, prepared by Peter Stewart Consultancy;
- Archaeological Desk Based Assessment, prepared by MOLA;
- Transport Assessment, prepared by Pell Frischmann;
- Framework Travel Plan, prepared by Pell Frischmann;
- Delivery and Servicing Plan, prepared by Pell Frischmann;
- Draft Construction Logistics Plan, prepared by McGee;
- Wind Microclimate Assessment Report, prepared by GIA;
- Thermal Comfort Assessment, prepared by GIA;
- Flood Risk Assessment, prepared by Meinhardt;
- Below Ground Drainage Strategy, prepared by Meinhardt;
- Cultural and Community Strategy, prepared by Dominvs Group
- Cultural and Community Strategy Addendum, prepared by Dominvs Group
- Student Needs Assessment, prepared by JLL
- Student Accommodation Management Plan, prepared by Dominvs Group

Response to Comments

HSE

- Updated Holborn Viaduct Fire Statement Form, dated 1 October 2021
- Jensen Hughes Response to HSE, dated 22 October 2021
 - Holborn Viaduct Fire Statement Form Rev A, dated 22 October 2021
- Jensen Hughes Response to HSE, dated 11 January 2022
- Jensen Hughes Response to HSE, dated 14 January 2022
- Updated Holborn Viaduct Fire Statement Form, dated 19 January 2022
- Updated Fire Safety Statement, prepared by Jensen Hughes dated January 2022

The City

- Pell Frischmann Response to CoL Transport Comments Note, dated 7 October 2021
- Proudlock Associates Response to Access Comments Note, dated 4 November 2021
- DP9 Delivery of Office Development Note, dated 6 November 2021
- Cushman & Wakefield Office Market Report, dated November 2021
- GIA Updated Daylight, Sunlight & Overshadowing Report, dated 18 November 2021
- Cultural and Community Strategy Addendum, dated December 2021
- Healthy Urban Planning Checklist, prepared by Hodkinson, dated December 2021
- TP Bennett Amenity Provision Note, dated 9 December 2021
 - TP Bennett Amenity Areas Concept Design Overview, dated 8 December 2021
- DP9 Amended Design Cover Letter, dated 17 December
- Amended Daylight & Sunlight Internal Daylight and Sunlight Report, prepared by GIA, dated 17 December 2021
- Amended Landscape Plans and Urban Greening Factor Calculations, prepared by JCLA
 - Roof Level Plan (ref. HV158.07.RFP rev P02)
 - Roof Level Planting Plan (ref. HV158.08.RPP rev P02)
 - Roof Terrace Section (ref. HV158.09.RTS rev P02)
 - Urban Greening Factor A (ref. HV158.10.UGA rev P02)
 - Urban Greening Factor B (ref. HV158.11.UGB rev P02)
 - Urban Greening Factor Calculation, dated 3 December 2021 (rev P02)
- DP9 Internal Daylight Note, dated 14 January 2022
 - GIA Supplementary Daylight Note, dated 13 January 2022
- LSE Letter of Support, dated 20 January 2022
- Updated drawings as per drawing register dated 19 January 2022
- Updated are schedule dated 20 January 2022 (rev A17A).

- 61-65 Holborn Viaduct Internal Daylight Detailed Note, prepared by GIA, dated 21 January 2022

GLA

- Holborn Viaduct GLA Response Summary Table, dated 17 December 2021.
- Citicape House GLA Consultation Post Stage 1 – Energy Memo V2
- Be Seen Reporting Spreadsheet
- Holborn Viaduct Carbon Emission Reporting
- Holborn Viaduct GLA WLC Memo V3
- GLA WLC Assessment Template V3
- Whole Life Carbon Assessment, prepared by Hodkinson, dated 7 December 2021 (v.3)

Letter London School of Economics dated 20 January 2022

Consultee Comments:

Letter GLA Stage 1 dated 15 November 2021

Email GLA dated 19 January 2022

Letters Health and Safety Executive dated 29/11/2021, 11/01/2022 and 14/01/2022

APPENDIX B

London Plan Policies

Policy GG1 (Building strong and inclusive communities)
Policy GG2 (Making the best use of land)
Policy GG3 (Creating a healthy city)
Policy GG5 (Growing a good economy)
GG6 (Increasing efficiency and resilience)
Policy SD4 (The Central Activities Zone (CAZ))
Policy SD5 (Offices, other strategic functions and residential development in the CAZ)
Policy D3 (Optimising site capacity through the design-led approach)
Policy D4 (Delivering good design)
Policy D5 (Inclusive Design)
Policy D8 (Public Realm)
Policy D11 (Safety, security and resilience to emergency)
Policy D12 (Fire Safety)
Policy D14 (Noise)
Policy H15 (Purpose Built Student Accommodation)
Policy S1 (Developing London's social infrastructure)
Policy E11 (Skills and opportunities for all)
Policy HC1 (Heritage conservation and growth)
Policy HC3 (Strategic and Local Views)
Policy HC4 (London View Management Framework)
Policy HC5 (Supporting London's Culture and Creative Industries)
Policy G1 (Green infrastructure)
Policy G4 (Open space)
Policy G5 (Urban greening)
Policy G6 (Biodiversity and access to nature)
Policy SI1 (Improving air quality)
Policy SI2 (Minimising greenhouse gas emissions)
Policy SI3 (Energy infrastructure)
Policy SI4 (Managing heat risk)
Policy SI7 (Reducing waste and supporting the circular economy)
Policy SI13 (Sustainable drainage)
Policy SI12 (Flood risk management)
Policy SI13 (Sustainable drainage)
Policy T1 (Strategic approach to transport)
Policy T2 (Healthy streets)
Policy T3 (Transport capacity, connectivity and safeguarding)
Policy T4 (Assessing and mitigating transport impacts)
Policy T5 (Cycling)
Policy T6 (Car parking)
Policy T7 (Deliveries, servicing and construction)

London Plan Supplementary Planning Guidance

Accessible London: Achieving an Inclusive Environment SPG (GLA, October 2014);
Central Activities Zone SPG (GLA, March 2017);
Character and Context SPG (GLA, June 2014);

Circular Economy Statement Guidance (GLA, April 2020 – draft)
Control of Dust and Emissions during Construction and Demolition SPG (GLA, September 2014);
Culture and Night-Time Economy SPG (GLA, November 2017);
Energy Planning Guidance (GLA, April 2020);
London Environment Strategy (GLA, May 2018);
London View Management Framework SPG (GLA, March 2012);
Public London Charter (GLA, March 2020 – draft);
Sustainable Design and Construction SPG (GLA, April 2014).

Local Plan Supplementary Planning Guidance

Air Quality SPD (CoL, July 2017);
Archaeology and Development Guidance SPD (CoL, July 2017);
City Lighting Strategy (CoL, October 2018);
City Public Realm SPD (CoL, July 2016);
City Transport Strategy (November 2018 – draft);
City Waste Strategy 2013-2020 (CoL, January 2014);
Open Space Strategy SPD (CoL, January 2015);
Protected Views SPD (CoL, January 2012).
Planning Advice Notes on Sunlight
City of London Wind Guidelines (2019)
City of London Thermal Comfort Guidelines (2020)

Draft City Plan Policies

Policy S1 (Healthy and inclusive City)
Policy HL1 (Inclusive buildings and spaces)
Policy HL2 (Air quality)
Policy HL3 (Noise and light pollution)
Policy HL5 (Location and protection of social and community facilities)
Policy HL9 (Health Impact Assessment (HIA))
Policy S2 (Safe and Secure City)
Policy SA1 (Crowded places)
Policy SA3 (Designing in security)
Policy S4 (Offices)
Policy OF1 (Office development)
Policy OF2 (Protection of Existing Office Floorspace)
Policy S7 (Smart Infrastructure and Utilities)
Policy IN2 (Infrastructure Capacity)
Policy DE1 (Sustainability Standards)
Policy DE2 (New development)
Policy DE3 (Public realm)
Policy DE4 (Pedestrian permeability)
Policy DE5 (Terraces and Viewing Galleries)
Policy DE6 (Shopfronts)
Policy DE8 (Daylight and sunlight)
Policy VT1 (The impacts of development on transport)
Policy VT2 (Freight and Servicing)
Policy VT3 (Vehicle Parking)

Policy S10 (Active Travel and Healthy Streets)
Policy AT1 (Pedestrian Movement)
Policy AT2 (Active Travel including Cycling)
Policy AT3 (Cycle Parking)
Policy S11 (Historic Environment)
Policy HE1 (Managing Change to Heritage Assets)
Policy HE2 (Ancient Monuments and Archaeology)
Policy SB1: Culture Mile Impacts
Policy S13 (Protected Views)
Policy S14 (Open Spaces and Green Infrastructure)
Policy S23 (Smithfield and Barbican)
Policy S24: Culture Mile Implementation
Policy OS1 (Protection and provision of open spaces)
Policy OS2 (City Greening)
Policy OS3 (Biodiversity)
Policy S15 (Climate Resilience and Flood Risk)
Policy CR1 (Overheating and Urban Heat Island Effect)
Policy CR2 (Flood Risk)
Policy CR3 (Sustainable drainage systems (SuDS))
Policy S16 (Circular Economy and Waste)
Policy CE1 (Zero Waste City)

Relevant Local Plan Policies

CS1 Provide additional offices

To ensure the City of London provides additional office development of the highest quality to meet demand from long term employment growth and strengthen the beneficial cluster of activities found in and near the City that contribute to London's role as the world's leading international financial and business centre.

DM1.1 Protection of office accommodation

To refuse the loss of existing (B1) office accommodation to other uses where the building or its site is considered to be suitable for long-term viable office use and there are strong economic reasons why the loss would be inappropriate. Losses would be inappropriate for any of the following reasons:

- a) prejudicing the primary business function of the City;
- b) jeopardising the future assembly and delivery of large office development sites;
- c) removing existing stock for which there is demand in the office market or long term viable need;
- d) introducing uses that adversely affect the existing beneficial mix of commercial uses.

DM1.5 Mixed uses in commercial areas

To encourage a mix of commercial uses within office developments which contribute to the City's economy and character and provide support services for its businesses, workers and residents.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

DM2.1 Infrastructure provision

- 1) Developers will be required to demonstrate, in conjunction with utility providers, that there will be adequate utility infrastructure capacity, both on and off the site, to serve the development during construction and operation. Development should not lead to capacity or reliability problems in the surrounding area. Capacity projections must take account of climate change impacts which may influence future infrastructure demand.

2) Utility infrastructure and connections must be designed into and integrated with the development wherever possible. As a minimum, developers should identify and plan for:

- a) electricity supply to serve the construction phase and the intended use for the site, and identify, in conjunction with electricity providers, Temporary Building Supply (TBS) for the construction phase and the estimated load capacity of the building and the substations and routes for supply;
- b) reasonable gas and water supply considering the need to conserve natural resources;
- c) heating and cooling demand and the viability of its provision via decentralised energy (DE) networks. Designs must incorporate access to existing DE networks where feasible and viable;
- d) telecommunications network demand, including wired and wireless infrastructure, planning for dual entry provision, where possible, through communal entry chambers and flexibility to address future technological improvements;
- e) separate surface water and foul drainage requirements within the proposed building or site, including provision of Sustainable Drainage Systems (SuDS), rainwater harvesting and grey-water recycling, minimising discharge to the combined sewer network.

3) In planning for utility infrastructure developers and utility providers must provide entry and connection points within the development which relate to the City's established utility infrastructure networks, utilising pipe subway routes wherever feasible. Sharing of routes with other nearby developments and the provision of new pipe subway facilities adjacent to buildings will be encouraged.

4) Infrastructure provision must be completed prior to occupation of the development. Where potential capacity problems are identified and no improvements are programmed by the utility company, the City Corporation will require the developer to facilitate appropriate improvements, which may require the provision of space within new developments for on-site infrastructure or off-site infrastructure upgrades.

CS3 Ensure security from crime/terrorism

To ensure that the City is secure from crime, disorder and terrorism, has safety systems of transport and is designed and managed to satisfactorily accommodate large numbers of people, thereby increasing public and corporate confidence in the City's role as the world's leading international financial and business centre.

DM3.1 Self-containment in mixed uses

Where feasible, proposals for mixed use developments must provide independent primary and secondary access points, ensuring that the proposed uses are separate and self-contained.

DM3.2 Security measures

To ensure that security measures are included in new developments, applied to existing buildings and their curtilage, by requiring:

- a) building-related security measures, including those related to the servicing of the building, to be located within the development's boundaries;
- b) measures to be integrated with those of adjacent buildings and the public realm;
- c) that security is considered at the concept design or early developed design phases of all development proposals to avoid the need to retro-fit measures that impact on the public realm;
- d) developers to seek recommendations from the City of London Police Architectural Liaison Officer at the design stage. New development should meet Secured by Design principles;
- e) the provision of service management plans for all large development, demonstrating that vehicles seeking access to the building can do so without waiting on the public highway;
- f) an assessment of the environmental impact of security measures, particularly addressing visual impact and impact on pedestrian flows.

DM3.4 Traffic management

To require developers to reach agreement with the City Corporation and TfL on the design and implementation of traffic management and highways security measures, including addressing the management of service vehicles, by:

- a) consulting the City Corporation on all matters relating to servicing;
- b) restricting motor vehicle access, where required;
- c) implementing public realm enhancement and pedestrianisation schemes, where appropriate;
- d) using traffic calming, where feasible, to limit the opportunity for hostile vehicle approach.

DM3.5 Night-time entertainment

- 1) Proposals for new night-time entertainment and related uses and the extension of existing premises will only be permitted where it can be demonstrated that, either individually or cumulatively, there is no unacceptable impact on:

- a) the amenity of residents and other noise-sensitive uses;
 - b) environmental amenity, taking account of the potential for noise, disturbance and odours arising from the operation of the premises, customers arriving at and leaving the premises and the servicing of the premises.
- 2) Applicants will be required to submit Management Statements detailing how these issues will be addressed during the operation of the premises.

CS4 Seek planning contributions

To manage the impact of development, seeking appropriate developer contributions.

CS5 Meet challenges facing North of City

To ensure that the City benefits from the substantial public transport improvements planned in the north of the City, realising the potential for rejuvenation and "eco design" to complement the sustainable transport infrastructure.

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM10.2 Design of green roofs and walls

- 1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.
- 2) To encourage the installation of green walls in appropriate locations, and to ensure that they are satisfactorily maintained.

DM10.3 Roof gardens and terraces

- 1) To encourage high quality roof gardens and terraces where they do not:
 - a) immediately overlook residential premises;
 - b) adversely affect rooflines or roof profiles;
 - c) result in the loss of historic or locally distinctive roof forms, features or coverings;
 - d) impact on identified views.
- 2) Public access will be sought where feasible in new development.

DM10.4 Environmental enhancement

The City Corporation will work in partnership with developers, Transport for London and other organisations to design and implement schemes for the enhancement of highways, the public realm and other spaces. Enhancement schemes should be of a high standard of design, sustainability, surface treatment and landscaping, having regard to:

- a) the predominant use of the space, surrounding buildings and adjacent spaces;
- b) connections between spaces and the provision of pleasant walking routes;
- c) the use of natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City;
- d) the inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors;
- e) the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City;
- f) sustainable drainage, where feasible, co-ordinating the design with adjacent buildings in order to implement rainwater recycling;
- g) the need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered;
- h) the need for pedestrian priority and enhanced permeability, minimising the conflict between pedestrians and cyclists;
- i) the need to resist the loss of routes and spaces that enhance the City's function, character and historic interest;
- j) the use of high quality street furniture to enhance and delineate the public realm;
- k) lighting which should be sensitively co-ordinated with the design of the scheme.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for of all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

CS11 Encourage art, heritage and culture

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Destination Strategy.

DM11.1 Visitor, Arts and Cultural

- 1) To resist the loss of existing visitor, arts and cultural facilities unless:
 - a) replacement facilities are provided on-site or within the vicinity which meet the needs of the City's communities; or
 - b) they can be delivered from other facilities without leading to or increasing any shortfall in provision, and it has been demonstrated that there is no demand for another similar use on the site; or
 - c) it has been demonstrated that there is no realistic prospect of the premises being used for a similar purpose in the foreseeable future.
- 2) Proposals resulting in the loss of visitor, arts and cultural facilities must be accompanied by evidence of the lack of need for those facilities. Loss of facilities will only be permitted where it has been demonstrated that the existing floorspace has been actively marketed as a visitor, arts or cultural facility at reasonable terms.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.

5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.4 Archaeology

1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.
3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

CS13 Protect/enhance significant views

To protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.1 Sustainability requirements

1. Sustainability Statements must be submitted with all planning applications in order to ensure that sustainability is integrated into designs for all development.
2. For major development (including new development and refurbishment) the Sustainability Statement should include as a minimum:
 - a) BREEAM or Code for Sustainable Homes pre-assessment;
 - b) an energy statement in line with London Plan requirements;
 - c) demonstration of climate change resilience measures.
3. BREEAM or Code for Sustainable Homes assessments should demonstrate sustainability in aspects which are of particular significance in the City's high density urban environment. Developers should aim to achieve the maximum possible credits to address the City's priorities.

4. Innovative sustainability solutions will be encouraged to ensure that the City's buildings remain at the forefront of sustainable building design. Details should be included in the Sustainability Statement.
5. Planning conditions will be used to ensure that Local Plan assessment targets are met.

DM15.2 Energy and CO2 emissions

1. Development design must take account of location, building orientation, internal layouts and landscaping to reduce likely energy consumption.
2. For all major development energy assessments must be submitted with the application demonstrating:
 - a) energy efficiency - showing the maximum improvement over current Building Regulations to achieve the required Fabric Energy Efficiency Standards;
 - b) carbon compliance levels required to meet national targets for zero carbon development using low and zero carbon technologies, where feasible;
 - c) where on-site carbon emission reduction is unviable, offsetting of residual CO2 emissions through "allowable solutions" for the lifetime of the building to achieve national targets for zero-carbon homes and non-domestic buildings. Achievement of zero carbon buildings in advance of national target dates will be encouraged;
 - d) anticipated residual power loads and routes for supply.

DM15.3 Low and zero carbon technologies

1. For development with a peak heat demand of 100 kilowatts or more developers should investigate the feasibility and viability of connecting to existing decentralised energy networks. This should include investigation of the potential for extensions of existing heating and cooling networks to serve the development and development of new networks where existing networks are not available. Connection routes should be designed into the development where feasible and connection infrastructure should be incorporated wherever it is viable.
2. Where connection to offsite decentralised energy networks is not feasible, installation of on-site CCHP and the potential to create new localised decentralised energy infrastructure through the export of excess heat must be considered
3. Where connection is not feasible or viable, all development with a peak heat demand of 100 kilowatts or more should be designed to enable connection to potential future decentralised energy networks.

4. Other low and zero carbon technologies must be evaluated. Non combustion based technologies should be prioritised in order to avoid adverse impacts on air quality.

DM15.4 Offsetting carbon emissions

1. All feasible and viable on-site or near-site options for carbon emission reduction must be applied before consideration of offsetting. Any remaining carbon emissions calculated for the lifetime of the building that cannot be mitigated on-site will need to be offset using "allowable solutions".
2. Where carbon targets cannot be met on-site the City Corporation will require carbon abatement elsewhere or a financial contribution, negotiated through a S106 planning obligation to be made to an approved carbon offsetting scheme.
3. Offsetting may also be applied to other resources including water resources and rainwater run-off to meet sustainability targets off-site where on-site compliance is not feasible.

DM15.5 Climate change resilience

1. Developers will be required to demonstrate through Sustainability Statements that all major developments are resilient to the predicted climate conditions during the building's lifetime.
2. Building designs should minimise any contribution to the urban heat island effect caused by heat retention and waste heat expulsion in the built environment.

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.
3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.

5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.

6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.

2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.

3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.

4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.

5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM15.8 Contaminated land

Where development involves ground works or the creation of open spaces, developers will be expected to carry out a detailed site investigation to establish whether the site is contaminated and to determine the potential for pollution of the water environment or harm to human health and non-human receptors. Suitable mitigation must be identified to remediate any contaminated land and prevent potential adverse impacts of the development on human and non-human receptors, land or water quality.

CS16 Improving transport and travel

To build on the City's strategic central London position and good transport infrastructure to further improve the sustainability and efficiency of travel in, to, from and through the City.

DM16.1 Transport impacts of development

1. Development proposals that are likely to have effects on transport must be accompanied by an assessment of the transport implications during both construction and operation, in particular addressing impacts on:
 - a) road dangers;
 - b) pedestrian environment and movement;
 - c) cycling infrastructure provision;
 - d) public transport;
 - e) the street network.
2. Transport Assessments and Travel Plans should be used to demonstrate adherence to the City Corporation's transportation standards.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.
2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:
 - a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - b) the shortest practicable routes between relevant points.
3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

6. The creation of new pedestrian rights of way will be encouraged where this would improve movement and contribute to the character of an area, taking into consideration pedestrian routes and movement in neighbouring areas and boroughs, where relevant.

DM16.3 Cycle parking

1. On-site cycle parking must be provided in accordance with the local standards set out in Table 16.2 or, for other land uses, with the standards of the London Plan. Applicants will be encouraged to exceed the standards set out in Table 16.2.

2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.4 Encouraging active travel

1. Ancillary facilities must be provided within new and refurbished buildings to support active transport modes such as walking, cycling and running. All commercial development should make sufficient provision for showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.

2. Where facilities are to be shared with a number of activities they should be conveniently located to serve all proposed activities.

DM16.5 Parking and servicing standards

1. Developments in the City should be car-free except for designated Blue Badge spaces. Where other car parking is exceptionally provided it must not exceed London Plan's standards.

2. Designated parking must be provided for Blue Badge holders within developments in conformity with London Plan requirements and must be marked out and reserved at all times for their use. Disabled parking spaces must be at least 2.4m wide and at least 4.8m long and with reserved areas at least 1.2m wide, marked out between the parking spaces and at the rear of the parking spaces.

3. Except for dwelling houses (use class C3), whenever any car parking spaces (other than designated Blue Badge parking) are provided, motor cycle parking must be provided at a ratio of 10 motor cycle parking spaces per 1 car parking space. At least 50% of motor cycle parking spaces must be at least 2.3m long and at least 0.9m wide and all motor cycle parking spaces must be at least 2.0m long and at least 0.8m wide.

4. On site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the

same time to be conveniently loaded and unloaded. Such servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Headroom of at least 5m where skips are to be lifted and 4.75m for all other vehicle circulation areas should be provided.

5. Coach parking facilities for hotels (use class C1) will not be permitted.
6. All off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles.
7. Taxi ranks are encouraged at key locations, such as stations, hotels and shopping centres. The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.
2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

DM17.2 Designing out construction waste

New development should be designed to minimise the impact of deconstruction and construction waste on the environment through:

- a) reuse of existing structures;
- b) building design which minimises wastage and makes use of recycled materials;
- c) recycling of deconstruction waste for reuse on site where feasible;
- d) transport of waste and construction materials by rail or river wherever practicable;
- e) application of current best practice with regard to air quality, dust, hazardous waste, waste handling and waste management

CS18 Minimise flood risk

To ensure that the City remains at low risk from all types of flooding.

DM18.2 Sustainable drainage systems

1. The design of the surface water drainage system should be integrated into the design of proposed buildings or landscaping, where feasible and practical, and should follow the SuDS management train (Fig T) and London Plan drainage hierarchy.
2. SuDS designs must take account of the City's archaeological heritage, complex underground utilities, transport infrastructure and other underground structures, incorporating suitable SuDS elements for the City's high density urban situation.
3. SuDS should be designed, where possible, to maximise contributions to water resource efficiency, biodiversity enhancement and the provision of multifunctional open spaces.

DM18.3 Flood protection and climate

1. Development must protect the integrity and effectiveness of structures intended to minimise flood risk and, where appropriate, enhance their effectiveness.
2. Wherever practicable, development should contribute to an overall reduction in flood risk within and beyond the site boundaries, incorporating flood alleviation measures for the public realm, where feasible.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

DM19.1 Additional open space

1. Major commercial and residential developments should provide new and enhanced open space where possible. Where on-site provision is not feasible, new or enhanced open space should be provided near the site, or elsewhere in the City.
2. New open space should:
 - a) be publicly accessible where feasible; this may be achieved through a legal agreement;
 - b) provide a high quality environment;

- c) incorporate soft landscaping and Sustainable Drainage Systems, where practicable;
- d) have regard to biodiversity and the creation of green corridors;
- e) have regard to acoustic design to minimise noise and create tranquil spaces.

3. The use of vacant development sites to provide open space for a temporary period will be encouraged where feasible and appropriate.

DM19.2 Biodiversity and urban greening

Developments should promote biodiversity and contribute to urban greening by incorporating:

- a) green roofs and walls, soft landscaping and trees;
- b) features for wildlife, such as nesting boxes and beehives;
- c) a planting mix which encourages biodiversity;
- d) planting which will be resilient to a range of climate conditions;
- e) maintenance of habitats within Sites of Importance for Nature Conservation.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

- a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
- b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.

2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

DM21.5 Housing quality standards

All new housing must be designed to a standard that facilitates the health and well-being of occupants, and:

- a) takes account of the London Plan's space standards and complies with the London Plan's Density Matrix standards;
- b) provides acceptable daylight to dwellings commensurate with a city centre location;
- c) meets standards for Secured by Design certification;
- d) maximises opportunities for providing open and leisure space for residents.

DM21.7 Student housing and hostels

1. Proposals for new student accommodation and hostels will be refused where it would:
 - a) prejudice the primary business function of the City;
 - b) result in the loss of office buildings or sites, contrary to policy DM 1.1;
 - c) result in an excessive concentration of student housing and/or hostels;
 - d) have an adverse impact on the residential amenity of the area;
 - e) involve the loss of permanent residential accommodation.
2. Proposals for student housing must be supported by identified further or higher educational institutions operating in the Central Activities Zone and provide accommodation for their own students.
3. Self-contained student housing will be expected to contribute to the supply of affordable housing in accordance with Policy CS21.
4. The loss of existing student housing and hostels will be resisted unless:
 - a) the accommodation is required to meet residential needs as part of a published strategy by a local service provider;
 - b) it is vacant and has been actively marketed as student or hostel accommodation at reasonable terms and there is no demand from another organisation for a hostel in that location.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

DM22.1 Social and community facilities

1. To resist the loss of social and community facilities unless:
 - a) replacement facilities are provided on-site or within the vicinity which meet the needs of the users of the existing facility; or
 - b) necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or
 - c) it has been demonstrated that there is no demand for another similar use on site.

2. Proposals for the redevelopment or change of use of social and community facilities must be accompanied by evidence of the lack of need for those facilities. Loss of facilities will only be permitted where it has been demonstrated that the existing floor space has been actively marketed at reasonable terms for public social and community floorspace.

3. The development of new social and community facilities should provide flexible, multi-use space suitable for a range of different uses and will be permitted:
 - a) where they would not be prejudicial to the business City and where there is no strong economic reason for retaining office use;
 - b) in locations which are convenient to the communities they serve;
 - c) in or near identified residential areas, providing their amenity is safeguarded;
 - d) as part of major mixed-use developments, subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and neighbouring uses.

4. Developments that result in additional need for social and community facilities will be required to provide the necessary facilities or contribute towards enhancing existing facilities to enable them to meet identified need.

SCHEDULE

APPLICATION: 21/00781/FULMAJ

61 - 65 Holborn Viaduct London EC1A 2FD

Redevelopment of the site for a new building comprising two basement levels, lower ground, ground plus 12 upper floors including purpose built student accommodation and associated amenity space (Sui Generis), flexible cultural / community use at part ground and lower ground floor levels (Sui Generis), a publicly accessible roof terrace, a pedestrian route through the site, hard and soft landscaping, together with ancillary plant and servicing; and associated enabling works.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 There shall be no demolition or construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).
REASON:
In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.
- 3 Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the

agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.

REASON: To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 4 Prior to the commencement of development the developer/ construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (Or any subsequent iterations) to ensure appropriate plant is used and that the emissions standards detailed in the SPG are met. An inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.
REASON: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.
- 5 No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.
REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
- 6 Before any construction works hereby permitted are begun the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood

Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

(a) Fully detailed design and layout drawings for the proposed SuDS components including but not limited to: attenuation systems, rainwater pipework, flow control devices, design for system exceedance, design for ongoing maintenance; surface water flow rates shall be restricted to no greater than 5 l/s, provision should be made for an attenuation volume capacity capable of achieving this, which should be no less than 110m³;

(b) Full details of measures to be taken to prevent flooding (of the site or caused by the site) during the course of the construction works.

(c) Evidence that Thames Water have been consulted and consider the proposed discharge rate to be satisfactory.

REASON: To improve sustainability, reduce flood risk and reduce water runoff rates in accordance with the following policy of the Local Plan: DM18.1, DM18.2 and DM18.3.

- 7 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

- 8 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are

understood to exist in accordance with the following policy of the Local Plan: DM12.4.

- 9 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.

REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.

- 10 Prior to the commencement of the development a detailed Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the Statement has been prepared in accordance with the GLA Circular Economy Guidance and that the development is designed to meet the relevant targets set out in the GLA Circular Economy Guidance. The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.

REASON : To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it reduces the demand for redevelopment, encourages re-use and reduces waste in accordance with the following policies in the Development Plan and draft Development Plans: London Plan; D3, SI 7, SI 8 - Local Plan; CS 17, DM 17.2 - Draft City Plan 2036; S16, CEW 1. These details are required prior to demolition and construction work commencing in order to establish the extent of recycling and minimised waste from the time that demolition and construction starts.

- 11 Prior to the commencement of the development a detailed Whole Life Cycle Carbon assessment shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the Whole Life Cycle Carbon emissions savings of the development achieve at least the GLA benchmarks and setting out further opportunities to achieve the GLA's aspirational benchmarks set out in the GLA's Whole Life-Cycle Assessment Guidance. The assessment should include details of measures to reduce carbon emissions throughout the whole life cycle of the development and provide calculations in line with the Mayor of London's guidance on Whole Life Cycle Carbon Assessments, and the development shall be carried out in accordance with the approved details and operated and managed in accordance with the approved assessment for the life cycle of the development.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it maximises the reduction of carbon emissions of the development throughout the whole life cycle of the development in accordance with the following policies in the Development Plan and draft Development Plans: London

Plan: D3, SI 2, SI 7 - Local Plan: CS 17, DM 15.2, DM 17.2 - Draft City Plan 2036: CE 1. These details are required prior to demolition and construction work commencing in order to be able to account for embodied carbon emissions resulting from the demolition and construction phase (including recycling and reuse of materials) of the development.

- 12 Prior to the commencement of the development (other than demolition) a Climate Change Resilience Sustainability Statement (CCRSS) shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the development is resilient and adaptable to predicted climate conditions during the lifetime of the development. The CCRSS shall include details of the climate risks that the development faces (including flood, heat stress, water stress, natural capital, pests and diseases) and the climate resilience solutions for addressing such risks. The CCRSS will demonstrate that the potential for resilience and adaptation measures (including but not limited to solar shading to prevent solar gain; high thermal mass of building fabric to moderate temperature fluctuations; cool roofs to prevent overheating; urban greening; rainwater attenuation and drainage; flood risk mitigation; biodiversity protection; passive ventilation and heat recovery and air quality assessment to ensure building services do not contribute to worsening photochemical smog) has been considered and appropriate measures incorporated in the design of the building. The CCRSS shall also demonstrate how the development will be operated and managed to ensure the identified measures are maintained for the life of the development. The development shall be carried out in accordance with the approved CCRSS and operated & managed in accordance with the approved CCRSS for the life of the development.

REASON: To comply with Local Plan Policy DM 15.5 Climate change resilience and adaptation

- 13 Before the development hereby permitted is begun a detailed site investigation shall be carried out to establish if the site is contaminated and to determine the potential for pollution of the water environment. The method and extent of this site investigation shall be agreed in writing with the Local Planning Authority prior to commencement of the work. Details of measures to prevent pollution of ground and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall proceed in strict accordance with the measures approved.

REASON: To prevent pollution of the water environment in accordance with the following policy of the Local Plan: DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 14 No work except demolition to basement slab level shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.
- REASON: Ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Local Plan DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 15 No development other than demolition shall begin until details of such measures as are necessary within the site to resist structural damage and to protect the approved building and the new public realm within the site, from an attack with a road vehicle or road vehicle borne explosive device, have been submitted to and approved in writing by the Local Planning Authority before any construction works hereby permitted are begun. The development shall be carried out in accordance with the approved details.
- REASON: To ensure that the premises are protected from road vehicle borne damage within the site in accordance with the following policy of the Local Plan: DM3.2. These details are required prior to construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.
- 16 Prior to the commencement of development a site survey and survey of highway and other land at the perimeter of the site shall be carried out and details must be submitted to and approved in writing by the local planning authority indicating the proposed finished floor levels at basement and ground floor levels in relation to the existing Ordnance Datum levels of the adjoining streets and open spaces. The development shall be carried out in accordance with the approved

survey unless otherwise agreed in writing by the local planning authority.

REASON: To ensure continuity between the level of existing streets and the finished floor levels in the proposed building and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2. These details are required prior to commencement in order that a record is made of the conditions prior to changes caused by the development and that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 17 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
- (a) particulars and samples of the materials to be used on all external faces of the building including external ground, internal courtyard elevations, soffits, public route, roof terrace and upper level surfaces.
 - (b) Sample panels of patterned terracotta, patterned granite shall be built, agreed on-site and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details.
 - (c) details of the proposed new internal courtyard and external facade(s) including typical bay
 - (d) details and materials of the fenestration of the development
 - (e) details of exterior upper / lower ground floor elevations, public roof terrace access, internal courtyard elevations including artwork, signage, detail design of soffits, handrails and balustrades and lighting of these;
 - (f) details of the ground floor entrance(s) including balustrades, canopies, step and threshold
 - (g) details for student residential, servicing, public lift, cultural spaces where they apply.
 - (h) details of junctions with adjoining premises;
 - (i) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, fire escapes and other excrescences at roof level;
 - (j) details of plant and ductwork to serve ventilation and air-conditioning the sui generis use(s);
 - (k) details of all ground level and public route walkway surfaces including materials to be used; external surfaces within the site boundary including hard and soft landscaping
 - (l) details of the arrangements for the provision of refuse storage and collection facilities within the curtilage, including thresholds of the site to serve each part of the development.

(m) full details of the Cultural spaces external entrances and internal design including all elevations, fenestration, planters, seating, lighting, signage and any infrastructure required to deliver the proposed use

(n) Details of site-wide signage strategy for all uses encompassed in the development

(o) details of the integration of M&E in all external and semi-external public elevations at ground or roof garden level

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1 and CS12

- 18 All unbuilt surfaces, forming part of the development including the ground floor public realm, pedestrian route through and rooftop terrace, shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any landscaping works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with the following policies of the Local Plan: DM10.1, DM19.2.

- 19 Details of the position and size of the green/blue roof(s), the type of planting and the contribution of the green/blue roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.

- 20 Prior to implementation, details shall be submitted to and approved in writing by the local planning authority to demonstrate that a opportunities have been explored to achieve a target of 0.4 urban greening factor and if not achievable provide a justification as to why a higher UGF could not be achieved. The development shall be carried out in accordance with those approved details and a minimum urban greening factor target of 0.37 shall be maintained for the life of the

development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.

- 21 Details of the rainwater harvesting and greywater collection systems, to include the location of tanks and areas/locations of use for the collected water, shall be submitted to and approved in writing by the Local Planning Authority.
REASON: To assist the environmental sustainability of the development and its resilience and adaptation to climate change in accordance with the following policies of the Local Plan: CS15, DM15.1, DM15.5
- 22 All ecological data gathered to support this application and gathered as part of ongoing monitoring to inform management, shall be submitted to the relevant Local Environmental Records Centre (LERC) currently Greenspace Information for Greater London (www.gigl.org.uk).
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.
- 23 The development shall be designed to allow for the retro-fit of heat exchanger rooms to connect into a district heating network if this becomes available during the lifetime of the development.
REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building in accordance with the following policies of the Local Plan: DM15.1, DM15.2, DM15.3, DM15.4.
- 24 Details of the construction, planting irrigation and maintenance regime for the proposed green wall(s)/roof(s) shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.
- 25 Before any works thereby affected are begun details of measures to prevent jumping or falling from the development (including the publicly accessible roof terrace) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be in

place prior to occupation and remain in situ for the lifetime of the development.

REASON: In the interests of safety in accordance with the following polices of the draft City Plan 2036: DE2 and DE5.

- 26 The roof terraces hereby permitted shall not be used or accessed between the hours of 23.00 on one day and 07:00 on the following day other than in the case of emergency.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3
- 27 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 28 No amplified or other music shall be played in the premises outside the following times 07:00 to 23:00
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 29 No live or recorded music shall be played that it can be heard outside the premises or within any residential or other premises in the building.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 30 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 23:00 and 07:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.
REASON:
To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3
- 31 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design

requirements shall be submitted to and approved in writing by the Local Planning Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON:

To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 32 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.
- 33 Before any works thereby affected are begun, a scheme in the form of an acoustic report compiled by a qualified specialist shall be submitted to and approved in writing by the Local Planning Authority specifying the materials and constructional methods to be used so that the noise level in the bedrooms does not exceed NR30 attributable to the proposed cultural and community use of the ground floor level. The development pursuant to this permission shall be carried out in accordance with the approved scheme and so maintained thereafter.
REASON: To protect the amenities of residential occupiers in the building in accordance with the following policies of the Local Plan: DM21.3, DM21.5.
- 34 All residential premises in the development shall be designed and constructed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,T* and 45dB LAmax
Living rooms- 30dB LAeq, T*
*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.
A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results must be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the building.
REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Local Plan: DM21.3 and D21.5.
- 35 Prior to any plant being commissioned and installed in or on the building an Air Quality Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail how the finished development will minimise emissions and exposure to air pollution during its operational phase and will comply with the City of

London Air Quality Supplementary Planning Document and any submitted and approved Air Quality Assessment. The measures detailed in the report shall thereafter be maintained in accordance with the approved report(s) for the life of the installation on the building.
REASON: In order to ensure the proposed development does not have a detrimental impact on air quality, reduces exposure to poor air quality and in accordance with the following policies: Local Plan policy DM15.6 and London Plan policy 7.14B.

- 36 No part of the roof areas except those shown as roof terraces on the drawings hereby approved shall be used or accessed by occupiers of the building, other than in the case of emergency or for maintenance purposes.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 37 Prior to the commencement of the relevant works, a full Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public-facing parts of the building and of internal lighting levels and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.
REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, 15.7 and emerging policy DE2 of the Draft City Plan 2036
- 38 Unless otherwise approved in writing by the Local Planning Authority, before any works thereby affected are begun, details of the provision to be made in the building's design to enable the discreet installation of street lighting on the development, including details of the location of light fittings, cable runs and other necessary apparatus, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.
REASON: To ensure provision for street lighting is discreetly integrated into the design of the building in accordance with the following policy of the City of London Local Plan: DM10.1.
- 39 A minimum of 10% of the hotel bedrooms shall be wheelchair accessible, comprising 9% designed for independent use and 1% for assisted use as set out in the Access Statement.

Reason: To ensure the hotel provides a fully accessible and inclusive facility in accordance with Policy DM10.8

- 40 All parts of the ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.
REASON: To protect the occupiers of existing and adjoining premises and public amenity in accordance with Policies DM 10.1, DM 15.7 and DM 21.3
- 41 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 494 long stay pedal cycle spaces, and a minimum of 32 short stay pedal cycle spaces. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.
- 42 A minimum of 5% of the long stay cycle spaces shall be accessible for adapted cycles.
REASON: To ensure that satisfactory provision is made for people with disabilities in accordance with Local Plan policy DM10.8, ItP London Plan policy T5 cycling B, emerging City Plan policy 6.3.24.
- 43 Unless otherwise agreed a clear unobstructed minimum headroom of 5m must be maintained for the life of the building in the refuse skip collection area as shown on the approved drawings and a clear unobstructed minimum headroom of 4.75m must be provided and maintained over the remaining areas and access ways.
- 44 A minimum of 1 electric charging point within the delivery and servicing area must be provided.
REASON: to further improve the sustainability and efficiency of travel in, to, from and through the City in accordance with the following policy of the Local Plan: CS 16 and draft Local Plan 2036 Policy VT2.
- 45 Goods, including fuel, delivered or collected by vehicles (excluding cycles and motorcycles) arriving at or departing from the building shall

not be accepted or dispatched unless the vehicles are unloaded or loaded within the curtilage of the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM16.1, DM16.5, DM21.3.

- 46 Facilities must be provided and maintained for the life of the development so that vehicles may enter and leave the building by driving in a forward direction.
REASON: To ensure satisfactory servicing facilities and in the interests of public safety in accordance with the following policy of the Local Plan: DM16.5.
- 47 The threshold of all vehicular access points shall be at the same level as the rear of the adjoining footway.
REASON: To maintain a level passage for pedestrians in accordance with the following policies of the Local Plan: DM10.8, DM16.2.
- 48 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.
REASON: To ensure the satisfactory servicing of the building in accordance with the following policy of the Local Plan: DM17.1.
- 49 The car parking space suitable for use by disabled people shall be provided on the premises in accordance with the drawings hereby approved and shall be maintained throughout the life of the building and be readily available for use by disabled occupiers and visitors.
REASON: To ensure provision of suitable parking for disabled people in accordance with the following policies of the Local Plan: DM16.5, draft Local Plan 2036: 6.13D and 6A.2 and London Plan: T6.5.
- 50 No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.
REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.
- 51 No doors, gates or windows at ground floor level shall open over the public highway.
REASON: In the interests of public safety

- 52 The pass doors shown adjacent to or near the to the main entrance on the drawings hereby approved shall remain unlocked and available for use at all times when the adjacent revolving doors are unlocked.
REASON: In order to ensure that disabled people are not discriminated against and to comply with the following policy of the Local Plan: DM10.8.
- 53 The loading and unloading areas at basement level must remain ancillary to the use of the building and shall be available at all times for that purpose for the occupiers thereof and visitors thereto.
REASON: To ensure that satisfactory servicing is maintained in accordance with the following policy of the Local Plan: DM16.5.
- 54 Within 6 months of completion details must be submitted to the Local Planning Authority demonstrating the measures that have been incorporated to ensure that the development is resilient to the predicted weather patterns during the lifetime of the building. This should include details of the climate risks that the site faces (flood, heat stress, water stress, natural capital, pests and diseases) and the climate resilience solutions that have been implemented.
REASON: To comply with Local Plan Policy DM 15.5 Climate change resilience and adaptation.
- 55 Once the building construction is completed and prior to the development being occupied (or, if earlier, prior to the development being handed over to a new owner or proposed occupier) a post-completion Circular Economy report shall be submitted to and approved in writing by the local planning authority to demonstrate that the targets and actual outcomes achieved are in compliance with or exceed the proposed targets stated in the approved Circular Economy Statement for the development.
REASON: To ensure that circular economy principles have been applied and Circular Economy targets and commitments have been achieved to demonstrate compliance with Policy SI 7 of the London Plan.
- 56 Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the development being occupied (or if earlier, prior to the development being handed over to a new owner or proposed occupier,) the post-construction Whole Life-Cycle Carbon (WLC) Assessment (to be completed in accordance with and in line with the criteria set out in in the GLA's WLC Assessment Guidance) shall be submitted to the Local Planning Authority . The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

Reason: To ensure whole life-cycle carbon emissions are calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan.

- 57 A post construction BREEAM assessment demonstrating that a target rating of at least 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.
REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Local Plan: CS15, DM15.1, DM15.2.
- 58 Before the shell and core is complete the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
(a) A Lifetime Maintenance Plan for the SuDS system to include:
- A full description of how the system would work, it's aims and objectives and the flow control arrangements;
- A Maintenance Inspection Checklist/Log;
- A Maintenance Schedule of Work itemising the tasks to be undertaken, such as the frequency required and the costs incurred to maintain the system.
REASON: To improve sustainability, reduce flood risk and reduce water runoff rates in accordance with the following policy of the Local Plan: CS18, DM18.2 and DM18.3.
- 59 No development shall be occupied until confirmation has been provided that either :-
1. Capacity exists off site to serve the development; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.
REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning

Department (telephone 0203 577 9998) prior to the planning application approval.

- 60 There shall be no occupation beyond the 478th dwelling until confirmation has been provided that either:-
1. All water network upgrades required to accommodate the additional flows to serve the development have been completed; or
 2. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.
- REASON: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

- 61 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Site Location Plan, ST-PR[02]097 Rev 1, ST-PR[02]098 Rev 2, ST-PR[02]099 Rev 4, ST-PR[02]100 Rev 4, ST-PR[02]101 Rev 6, ST-PR[02]102 Rev 5, ST-PR[02]103 Rev 5, ST-PR[02]106 Rev 2, ST-PR[02]111 Rev 5, ST-PR[02]112 Rev 5, ST-PR[02]113 Rev 4, ST-PR[03]001 Rev 3, ST-PR[03]002 Rev 3, ST-PR[03]003 Rev 3, ST-PR[03]004 Rev 3, ST-PR[03]005 Rev 3, ST-PR[03]006 Rev 3, ST-PR[03]007 Rev 3, ST-PR[03]008 Rev 3, ST-PR[03]009 Rev 3, ST-PR[04]001 Rev 3, ST-PR[04]002 Rev 3
- REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 It is recommended you consider mitigation in the form of F7 filtration for all air intakes for student bedrooms.

- 3 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Agenda Item 5

Committee(s)	Dated:
Barbican Estate Residents Consultation Committee	17 January 2022
Barbican Centre Board	19 January 2022
Barbican Residential Committee	27 January 2022
Planning and Transportation Committee	1 February 2022
Subject: Barbican and Golden Lane Conservation Area Character Summary and Management Strategy Supplementary Planning Document – for adoption	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	9, 10, 12
Does this proposal require extra revenue and/or capital spending?	n/a
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain’s Department?	n/a
Report of: Juliemma McLoughlin, Executive Director Environment	For Decision
Report author: Tom Nancollas, Environment Department	

Summary

A draft Supplementary Planning Document (SPD) for the Barbican and Golden Lane Conservation Area was issued for public consultation during May, June and July 2021. In response to comments received, several amendments are proposed to the SPD, as set out in appendices B and C to this report.

Recommendation(s)

Members of the **Barbican Committees** are asked to:

- Agree the amendments to the Barbican and Golden Lane Conservation Area SPD as set out in appendices B and C
- Recommend that the amended Barbican and Golden Lane Conservation Area SPD (appendix D) be formally adopted by Planning and Transportation Committee.

Members of the **Planning and Transportation Committee** are asked to:

- Agree the amendments to the Barbican and Golden Lane Conservation Area SPD as set out in appendices B and C.
- Resolve to adopt the amended Barbican and Golden Lane Conservation Area SPD (appendix D).

Main Report

Background

1. The draft SPD sets out policies and guidance for the management of the Barbican and Golden Lane Conservation Area.
2. Section 71 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to "*formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas.*"
3. The National Planning Policy Framework 2021 (NPPF) requires local planning authorities to set out "*a positive strategy for the conservation and enjoyment of the historic environment*" (para 190).
4. The London Plan, adopted March 2021, states that boroughs "*should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment.*" It further states that "*Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas.*"
5. The City Corporation has prepared a number of character summaries for the City's conservation areas. Character Summary and Management Strategy SPDs have been adopted for 19 conservation areas and will be prepared for the remainder.
6. The Local Development Scheme (LDS) sets out the planning policy documents to be prepared and the timetable for preparing them. The most recent update of the LDS was approved by Planning and Transportation Committee in December 2020 and includes a programme to complete Conservation Area SPDs for the remaining conservation areas which have no document and to revise and update the existing ones. These are being prepared in line with current Historic England guidance on the appraisal and management of conservation areas.
7. The City Corporation's Local Plan was adopted by Court of Common Council in January 2015. Policy CS12: 'Historic Environment' seeks to preserve and enhance the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them. The policy seeks to safeguard the City's listed buildings and their settings, while allowing appropriate adaptation and new uses. The draft SPD is consistent with the approach outlined in the Local Plan. The City Corporation is preparing a new Local Plan, the City Plan, which will replace the 2015 Plan. The timetable for preparing and adopting the City Plan was considered at the Planning & Transportation Committee meeting on 14 December 2021. As currently drafted, the draft City Plan carries forward the approach to development within conservation areas set out in the adopted City of London Local Plan.

Current Position

8. Prior to the public consultation, the draft SPD was reviewed by the Golden Lane Estate Residents Association (3 December 2020) and the following committees:
 - Barbican Residential Consultation Committee (30 November 2020)
 - Barbican Residential Committee (14 December 2020)
 - Barbican Centre Board (24 March 2021)
 - Planning and Transportation Committee (30 March 2021)
9. These committees agreed the draft text for the SPD for formal public consultation. The public consultation ran for eleven weeks, the longest consultation period yet undertaken on a conservation area SPD, from 12 May until 30 July 2021.

Results of the SPD consultation

10. Comments were received from statutory consultees, residents' associations, residents and other interested parties. These were extremely helpful in enhancing the draft SPD and the majority of the proposed changes have been incorporated into the text.
11. The consultation was held for the draft Conservation Area SPD and the draft Barbican Arts Centre Listed Building Management Guidelines (LBMG). Some of the responses relate to both documents, but most concerned only the Conservation Area SPD.
12. Only the Conservation Area SPD is currently proposed for adoption. Work on the draft Arts Centre LBMG has been temporarily paused to allow for changes to the text and alignment with the forthcoming Barbican Renewal Project.
13. Before adopting an SPD, the local planning authority must prepare a consultation statement. This sets out the persons consulted during the preparation of the SPD, summarises the main issues raised and explains how these were addressed in finalising the SPD. The Consultation Statement is attached as appendix A.
14. It is recommended that amendments are made to the SPD in response to the comments, as set out in the 'Schedule of Proposed Changes' (appendix B) and the copy of the SPD with edits shown in 'track changes' in appendix C to this report.
15. Additionally, minor corrections and clarifications were made throughout the draft SPD for editorial reasons.

Corporate & Strategic Implications

16. The Barbican and Golden Lane Conservation Area SPD supports the strategic aims of the Departmental Business Plan relating to the sustainable design of streets and spaces and the protection and enhancement of the City's historic

built environment. These aims are met by promoting the protection and enhancement of the Barbican and Golden Lane Conservation Area.

17. Equality Impact Assessments have been carried out for the draft SPD and no equality issues were identified (appendix E).
18. Sustainability Appraisal Screening Reports have been carried out for the draft SPD which have concluded a full Sustainability Appraisal/Strategic Environmental Assessment is not required. This has been confirmed by statutory consultees (appendix F).

Implications

19. There are no financial, risk, legal, property or HR implications arising from the proposed SPD consultation and adoption process.

Conclusion

20. Subject to the proposed amendments in appendices B and C, it is recommended that the amended SPD (appendix D) is adopted by resolution in accordance with statutory requirements. Under its terms of reference your committee is authorised to adopt SPDs without reference to Common Council.
21. After adoption, the SPD and an Adoption Statement will be made available in accordance with statutory requirements.

Appendices

- Appendix A: Consultation Statement
- Appendix B: Schedule of Proposed Changes
- Appendix C: Barbican and Golden Lane Conservation Area SPD (track changes)
- Appendix D: Barbican and Golden Lane Conservation Area SPD (clean copy for adoption)
- Appendix E: EQIA Statement
- Appendix F: SEA Screening Statement
- Appendix G: Additional Consultation Responses

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City of London

Barbican and Golden Lane Conservation Area SPD

Consultation Statement

January 2022



The Barbican and Golden Lane Conservation Area and Supplementary Planning Document (SPD) was published in draft for public consultation during an 11- week period from 12 May until 30 July 2021. Prior to the public consultation the draft was prepared by officers in the Department of the Built Environment in consultation with colleagues in that and other departments within the City Corporation and the text was approved by the Planning and Transportation Committee.

Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 require the City Corporation to prepare a consultation statement setting out the persons consulted when preparing a supplementary planning document, a summary of the main issues raised by those persons and how these have been addressed in the SPD.

The consultation was carried out in line with the City Corporation's Statement of Community Involvement 2016.

The following measures were taken to consult the public on the SPD during the consultation period:

Website

The draft SPD and supporting documents were made available on the City Corporation's website. Information and a link were provided on the home page of the City's website and on the landing page of the Planning section of the website to ensure maximum exposure.

Inspection copies

A copy of the draft SPD and supporting documents was made available at the Barbican Library.

Notifications

Emails containing information about the draft SPD and inviting comments were sent to relevant specific and general consultation bodies. The City Corporation maintains a database of all those who have expressed an interest in planning policy, and letters or emails were also sent to all those on the list.

Posters and leaflets advertising the SPD consultation and inviting comments were placed in across the Barbican and Golden Lane Estates.

The planned preparation of the draft SPD was posted in the Local Plan Bulletin and on the Consultations page of the City of London website. Members of the public were invited to make comments to contribute to the preparation of the draft SPD. The consultation was publicised on social media.

Responses received

A total of 18 consultation responses were received.

8 of the respondents were residents either within the conservation area or nearby. The other respondents were interested parties or consultees including Historic England and Transport for London.

The table that follows summarises the comments and explains how they were addressed in finalising the SPDs. The responses are given in date order.

Summary of comments and responses

*comments and responses are published as received and uncorrected.

#	Section	Comment	Response
1	General - CA	<p>Resident – 8 April (Additional comment prior to the commencement of public consultation)</p> <p>p.9 – inclusion of Cullum Welch House and Ralph Perrin Centre in the list of designated heritage assets. p.10 – amending the wording of the reference to Bridgwater House to clarify that it lies outside the conservation area boundary. p.11 – correction of the wording to clarify the extent to which the north boundary of the CA relates to that with the London Borough of Islington p.12 – correction of the number of flats within the Golden Lane Estate p.12 – amendment of the wording to make it clear that some blocks look outwards to the surrounding streets but that the prevailing character of the GLE is self-contained and inwards-looking p.15 – inclusion of Cullum Welch and Stanley Cohen houses in the list of residential blocks p.16 – inclusion of Ralph Perrin Centre and the pub in the list of facilities p.20 – inclusion of Willoughby House in the list of slab blocks p.21 – correction of typo in name of Bryer Court p.28 – correction of Cromwell to Speed Highwalk in relation to the Annan murals p.28 – delete repeated paragraph about historic features etc</p>	<p><i>Suggested factual corrections received prior to the consultation. These were enacted prior to the consultation taking place.</i></p>
2	General LBMG + CA	<p>The Coal Authority – 17 May</p> <p>Thank you for your email below regarding the Barbican & Golden Lane Conservation Area Character Summary & Management Strategy and Barbican Arts Centre Listed Building Management Guidelines.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications</p>	<p><i>Response noted.</i></p>

#	Section	Comment	Response
		<p>and development plans in order to protect the public and the environment in mining areas.</p> <p>As you are aware, the City of London area lies outside the defined coalfield and therefore the Coal Authority has no specific comments to make on your Local Plans / SPDs etc.</p> <p>In the spirit of ensuring efficiency of resources and proportionality, it will not be necessary for the Council to provide the Coal Authority with any future drafts or updates to the emerging Plans. This letter can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.</p>	
3	General - LBMG	<p>Resident – 19 May</p> <p>1. The Volume III A document is a thorough and useful one and is greatly to be welcomed.</p> <p>2. I consider there is a case for differentiating between the heritage value of Cinema 1 and former Cinemas 2&3 (in Frobisher Crescent). Cinema 1 is the only one of the three in its original use and configuration. With its richly figured plaster walls and ceiling which were designed to act as acoustic baffles for high volume amplified sound, but which also echo the plasterwork of pre-war 'super-cinemas', Cinema 1 has an unusually steep rake giving a remarkable viewing experience. It is a very significant interior ranking as one of the most important UK post-war cinema interiors, on a par with the listed Curzon Mayfair auditorium. Cinemas 2 & 3 were originally lecture/ conference theatres in Frobisher Crescent used by the Cass (now City Univeristy) Business School and the spaces are much less distinguished. I consider Cinema 1 should be *** in heritage significance (page 15 table) but agree that ** is appropriate for Cinemas 2 & 3.</p> <p>3. The circular toilets at the south end of each of the restaurant floors are striking in their detailing in terrazzo and for their compact circular plan and consequent cell-like forms. They are given passing mention in the narrative. These small but remarkable pieces of design are I believe unchanged, in</p>	<p><i>These comments relate to the draft Barbican Arts Centre SPD. Accordingly, no changes are required to the draft Conservation Area SPD.</i></p>

#	Section	Comment	Response
		<p>spite of the repeated re-fitting of the restaurant floors. Small in scale, I nevertheless consider they may merit *** in the page 15 table as highly characteristic of CPB design practice and of the Barbican idiom. Toilet facilities are rarely the subject of such careful detailing and execution. (I agree with the lower ratings for other toilet provision).</p> <p>4. There is passing mention of the extraordinary safety 'curtain' in the Barbican Theatre, apparently known as the 'Iron'. I last saw this operated about 5 years ago in a performance interval but understand it is still in situ and operational. However in the draft Guidelines it is included as part of the backstage area and given insufficient heritage status. This is a splendid contraption the public face of which is a highly unusual abstract rock-face design. It is unusual in its means of operation, both rising from the floor and descending from the fly at once. The operation of it is itself a theatrical moment. It should be treated as part of the auditorium and not the backstage areas. It should be given more prominence in the text and recognised at a higher heritage ranking of ****. It also merits specific mention in the 'traffic light' section. It would be advantageous to illustrate it in operation with photographs as I believe it maybe the only such stage safety 'curtain' in the UK and its visual impact is difficult to convey in words.</p> <p>5. The issue of lighting is discussed in relation to the coffers of the foyers, and elsewhere in the text. However, the lighting strategy of CPB was, in common with that across the public realm of the Barbican Estate (and before that on their Golden Lane Estate) characterised by a careful arrangement of fittings to give an almost invariably indirect, reflected light to spaces, even where (as with the original 'planet' fittings in Barbican foyers) the fittings were highly prominent. I consider the functionality of the lighting design—as distinct from the appearance of the fittings—needs greater emphasis. This is because successive lighting replacements show that those managing the building and those specifying changes have not understood that lighting design is as much about the quality, direction and functionality of the light given, as the appearance of the fittings.</p>	

#	Section	Comment	Response
		6. I very much hope the volumes, IIIB and IIIC and Volume IV will be prepared shortly. The Barbican Estate is a through-designed entity of coherent ideas on an unusually large and complex scale. It is remarkable—in UK and global terms—for that. Leaving 'holes' in the SPD Guidance would, therefore, be a grave omission.	
4	General – LBMG + CA	<p>Resident – 22 May</p> <p>The two documents, which are richly illustrated, confirm the value of the original Barbican plan. Previous attempts to modify the design have often been disastrous (such as the canopy and gilded statues previously over the Silk Street entrance).</p> <p>What a shame that the Museum of London buildings were excluded from this survey. The building is a part of the Estate, shares design features (such as internal exposed concrete piloti) and is integrated into the pedway. If this building had been included, then guidelines could have been laid down for future use, and the preservation of these original features.</p>	<i>Response noted.</i>
5	General LBMG + CA	<p>Surrey County Council Minerals and Waste Planning Policy – 26 May</p> <p>Thank you for consulting Surrey County Council as the Minerals and Waste Planning Authority on the consultation for Barbican & Golden Lane Conservation Area Character Summary & Management Strategy and Barbican Arts Centre Listed Building Management Guidelines.</p> <p>Please note we have no specific comments to make.</p>	<i>Response noted.</i>
6	General LBMG + CA	<p>Natural England – 3 June</p> <p>Barbican and Golden Lane Conservation Area Character Summary and Management Strategy Supplementary Planning Document (SPD)</p> <p>Thank you for your consultation request on the above dated and received by Natural England on 12th May 2021.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and</p>	<p><i>These helpful comments are noted. The 'Sustainability' section of the SPD has been updated accordingly.</i></p> <p><i>This respondent also submitted a very similar response to the draft Barbican Arts Centre SPD, which will be reviewed and assessed when that SPD is taken forward.</i></p>

#	Section	Comment	Response
		<p>managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p>Green Infrastructure</p> <p>This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area. The National Planning Policy Framework states that local planning authorities should 'take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure'. The Planning Practice Guidance on Green Infrastructure provides more detail on this.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p> <p>There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:</p> <ul style="list-style-type: none"> • green roof systems and roof gardens; • green walls to provide insulation or shading and cooling; • new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity). 	

#	Section	Comment	Response
		<p>You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity".</p> <p>Biodiversity enhancement</p> <p>This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p>Landscape enhancement</p> <p>The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p> <p>For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.</p> <p>Other design considerations</p>	

#	Section	Comment	Response
		<p>The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).</p> <p>Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again. Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk</p> <p>Yours faithfully</p>	
7	General CA	<p>Resident – 3</p> <p>another..... What an incredible waste of time and money. Does the Corporation actually read residents' comments? I seem to remember a recent consultation on the new school and before that on the Denizen.</p>	Response noted.
8	General LBMG + CA	<p>Redbridge Council – 4 June</p> <p>Thank you for giving Redbridge Council the opportunity to comment on the Barbican and Golden Lane Conservation Area Character Summary and Management Strategy, and the Barbican Arts Centre Listed Building Management Guidelines. We have no comment to make on the documents referred to in your consultation. Thank you.</p>	Response noted.
9	General LBMG + CA	<p>Resident – 6 June</p> <p>I have read this review with interest.</p>	Response noted.

#	Section	Comment	Response
		<p>But such a pity they did not see fit to suggest removing the simply HORRID corridor entrance to the Exhibition Halls that straddles and obstructs the podium in a dreadfully unsightly way - and obstructs residents walking along the Podium toward Barbican Station. It's awful.</p>	
10	General LBMG + CA	<p>Port of London Authority – 26 June</p> <p>Thank you for consulting the Port of London Authority (PLA) on the following documents:</p> <ul style="list-style-type: none"> • Barbican and Golden Lane Conservation Area Character Summary and Management Strategy • Barbican Arts Centre Listed Building Management Guidelines <p>Due to the location of the areas in question, the PLA has no comments to make on the proposals</p>	Response noted.
11	General LBMG + CA	<p>Resident and Member of Barbican Wildlife group – 19 July</p> <p>Dear Sir/Madam,</p> <p>Thank you for the opportunity to provide comments on your draft <i>Barbican and Golden Lane Conservation Area Character Summary and Management Strategy</i>. I am writing as a resident of the Barbican Estate and a member of the Barbican Wildlife Group.</p> <p>My comments are set out in the following paragraphs.</p> <p>1.The Blake Tower, formerly the Barbican YMCA but now a separate, private residential development, is situated between the two. (Page 4)</p> <p>This is factually incorrect. The YMCA (now Blake Tower) has always lain on the Barbican Estate, with the boundaries of the Estate running all the way to Fann St. Furthermore this opening statement is in contradiction to statements on pages 13 and 27 where this area is clearly stated as being part of the Estate.</p>	<p><i>These helpful and constructive comments are welcomed. They align with a number of other responses, including Nos. (13) and (15). Accordingly, changes have been made to the text in response to this respondent's points 1, 2, 4, 5, 6, 7 and 8. Their point 3, which is noted, relates to the area between the estates which is outside of the conservation area and therefore the scope of the draft SPD.</i></p>

#	Section	Comment	Response
		<p>2. Outwardly, the buildings of both Estates have hardly changed. Development has largely been subtle (page 7). I would question the accuracy of this statement. I do not think the demolition of Milton Court, the first stage of the Estate to be completed, could be described as "subtle".</p> <p>3. Between the Estates (page 11). I continue to be disappointed that the significance of this area lying between the two Estates has been so quickly dismissed resulting in its exclusion from the Conservation Area.</p> <p>This area is important in a number of respects, including:</p> <ol style="list-style-type: none"> 1. The network of narrow streets in the Zone is the last remaining example of the type of street network which existed in the wider area before the Second World War, the remainder of which was lost when the Barbican Estate was built. 2. It contains two of the few remaining pre-war buildings to survive the bombing, the Cripplegate Institute (which is listed) and Bridgewater House (built in 1926). 3. The barrel vaulted rooflines of both Ben Jonson House and Bunyan Court on the Barbican Estate reference the feature detail on nearby Bridgewater House. 4. 45 Beech St, designed and completed before the Barbican Estate scheme was finalised, had a defining influence on both the boundary of the Estate and the design of Bryer Court. 5. The Cobalt Building, while maybe of little architectural merit as a stand alone building, sits on the exact footprint of the previous GPO Training School, a building which also survived the war and the failure to acquire this land was the main reason for the redesign of the North Barbican in 1962 (see later comments). 6. The Jewin Welsh Church on Fann St is a continuing reference to an earlier building which once stood further south on Jewin Street, one of the streets lost when the Barbican Estate was built. As such it is a symbol of continuity between the pre-war and present day. 	

#	Section	Comment	Response
		<p>7. Jewin Church, Bridgewater House, 45 Beech St and Bernard Morgan House (now sadly lost to us) all appear as important local area markers on all the early Chamberlin Powell and Bon drawings that I have viewed at the London Metropolitan Archives.</p> <p>Given the above points, this area deserves the protection that would come from being part of the Conservation Area. Non sympathetic development is clearly a continuing danger given the recent redevelopment of Bernard Morgan House into The Denizen apartment block to a design which is overly massed for the site and has had a detrimental impact on both the setting of a number of nearby listed buildings and the biodiversity value of the area.</p> <p>4. To the north is another, the Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was original conceived as a YMCA, hence its different scale and architectural treatment to the others (page 25).</p> <p>One of the key reasons for its "architectural treatment" and also its scale was to provide an intentional linkage with the Golden Lane Estate, with the similarly massed Great Arthur House diagonally opposite.</p> <p>5. Within the Estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed Gardens. (Page 25)</p> <p>There are in fact three residents Gardens on the Barbican Estate, with the third being Barbican Wildlife Garden. Why has this been omitted?</p> <p>6. There has been some infilling and westerly extension, but of a low and extremely muted kind (Discussion of CLSG under Civic Buildings, p27).</p> <p>I would question whether this is an accurate statement given the extensive changes that have been made to these buildings, including the loss of sight lines, changes to the roof, the severing of the lake into two bodies of water, amongst other changes.</p> <p>7. Description of North Barbican (page 28)</p>	

#	Section	Comment	Response
		<p>After almost a full page description of the South Barbican, the North Barbican gets a disappointingly short, single paragraph which misses many of the key features of the North Barbican including its planting. Furthermore, there is no mention of Blake Tower, which is one of the defining buildings of the North Barbican, anchoring its northern boundary. I would draw your attention to revised wording which was submitted by Frederick Rodgers, a member of The Barbican Association's Planning Sub-committee, and endorsed by The Barbican Association in their response.</p> <p>Furthermore, I take complete issue with the description of the Barbican Wildlife Garden as "unruly" suggesting unkempt and unmanaged which could not be further from the truth. Local community volunteers, the Barbican Wildlife Group, give significant time to maintain the Garden. There is an active Management Plan in place, which links into the objectives of the CoLC Biodiversity Action Plan, and work is overseen by City Gardeners, with the focus being on the creation of habitats for wildlife. Given the definition of unruly as "<i>disorderly and disruptive and not amenable to discipline or control.</i>", I think this descriptor has been extremely poorly chosen.</p> <p>I would, instead, endorse the following wording, prepared by Joanna Rodgers, the joint Lead Volunteer of the Barbican Wildlife Group, as being a far more accurate and appropriate description of the Barbican Wildlife Garden:</p> <p><i>Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors' compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. No groundworks were undertaken, so the bombed-out basements from WW2 were left under the Garden's mixed topsoil. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, Barbican Wildlife Group, made up of local residents, began tending the Garden, with a City Gardener, around 2003, an arrangement that continues to this day.</i></p>	

#	Section	Comment	Response
		<p><i>The Garden makes a substantial contribution to the biodiversity of the Estate, alongside its ambience and amenity value. It is well documented in Volume IV of the Estate's Listed Building Management Guidelines where 1.5.57 calls it "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped." In addition, in 3.1.15 (bullet points) "[the Garden] should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the Open Spaces Team. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the [Garden] is not affected".</i></p> <p><i>Barbican Wildlife Garden has won several RHS London in Bloom awards, as well being open to the public on Open Garden Squares Weekend and laterly online during London Open Gardens. Along with Thomas More Garden, Speed Garden, the lakes, parts of Beech Gardens, St Alphage Garden and Barber Surgeons' Garden, it comprises the Barbican Estate, St Alphage Garden and Barber Surgeons' Garden Grade I Site of Borough Importance for Nature Conservation. .</i></p> <p>8. Section 7 Views (Page 31) This page provides a list of views considered to be significant. Numbers 8 to 10 relate to views from Beech Gardens. All of them look back on themselves suggesting that the Estate ends at Beech Gardens in some sort of cul-de-sac, a very inward looking mindset.</p> <p>I would suggest that one of the most significant views from Beech Gardens and one which you can see many people enjoying when you visit the Estate, is from the north end of Beech Gardens, looking north over the Barbican Wildlife Garden to Great Arthur House and the Golden Lane Estate. This view acknowledges that the two Estates together constitute a</p>	

#	Section	Comment	Response
		<p>single residential neighbourhood, an idea which links back to many of the ideas that Chamberlin Powell and Bonn put forward in all their early reports.</p> <p>I hope these comments will be taken into account before finalising the <i>Barbican and Golden Lane Conservation Area Character Summary and Management Strategy</i>.</p>	
12	General CA	<p>'Non- resident' - 27 July</p> <p>I got interested in the barbican estate when doing my Urban Design course and seeing all the comments from the public on how much they disliked the high-level walkways.</p> <p>The walkway always seemed to me to be a logical response to the setting i.e. this estate is on the Roman Walls of London. "High level walkways" are a good way to summarise the character of defensive walls!</p> <p>It is intrinsic to the character of the space.</p> <p>The Golden Lane estate came to my notice when asked as a Civic Trust Awards Assessor to judge the intervention at the Community Centre/ sports hall. I liked the estate and thought the award should be delayed until all the restoration work is completed.</p> <p>I loved the fact that Powell was a keen gardener. Always good to know the passions of the architects you appoint.</p> <p>The character also reflects its position, look at your photo on page 17 of the castle wall barbican shape to this piece of garden sculpture! It really is the key to the areas character!!!</p>	Response noted.
13	General LBMG + CA	<p>Planning Subcommittee of Barbican Association – 28 July</p> <p>Barbican and Golden Lane Conservation area: Draft Supplementary Planning Documents June 2021</p>	1. <i>The comments from the Barbican Association</i>

#	Section	Comment	Response
		<p>Comments from the Barbican Association</p> <p>The Barbican Association (the BA) welcomes the Conservation Area SPD (SPD) as an important tool in helping to preserve the specifically mid 20th century features of this area – architecturally, in terms of urban design, and also in terms of its communities.</p> <p>We make a series of specific comments on the text below. But one overarching comment is that the document says much about the architectural characteristics of the conservation area, but is light on its predominantly residential nature. Many of the design features of the two estates arose out of Chamberlin Powell and Bon’s underlying ideas about making communities and residences liveable in. That fact should have consequences for the way the conservation area is treated.</p> <p>One example might be that the removal of signage about behaviour on the Barbican Estate (no cycling, skateboarding, dog fouling, music playing etc) before the first lockdown of the pandemic in 2020 and its continued absence throughout all of 2020 and most of 2021 had an adverse impact on the community in terms of antisocial behaviour. Such signage is important in residential areas and its treatment is rightly included in the listed building management guidelines volume IV.</p> <p>In addition to the comments below, we also attach some detailed comments and expansions of the SPD prepared by Fred Rodgers, a member of the BA’s Planning Subcommittee. These add much valuable detail on the history and architectural features of the conservation area buildings and spaces. We refer to some particularly useful additions and corrections from his document that we think, from the prospective of the Barbican Estate, should be added to the SPD</p> <p>We believe that many of Mr Rodgers’ comments add richer detail to the document. However, there are two comments the BA does not endorse:</p> <p>a) The BA is not seeking the removal of the footbridge across Aldersgate Street [p22 of Mr Rodgers’ commentary]. This provides a</p>	<p><i>This response is very helpful and is welcomed. The general observations are noted. The detailed, page-by-page observations largely align with other responses (11) and (15). Revisions to the draft SPD have been made to address these points.</i></p> <p>2. <i>Detailed track changes from the member of the Planning Subcommittee (shown in appendix G)</i></p> <p><i>These detailed comments have been extremely helpful in correcting typological errors and expanding the detail and quality of the SPD. The additional text relating to Barbican Wildlife Garden is particularly welcomed. The majority of suggested ‘track changes’ have been implemented. Where they have not, this is for reasons of tone, editorial emphasis or concision. In addition, the member included a number of comment boxes within the document. The majority of these are statements, which are noted, but some are questions. Some are addressed by proposed changes to the text, but the remainder require a CoL response, as follows:</i></p> <p><i>p.9 – No guidelines are currently proposed to manage the Golden Lane Estate Designated Landscape.</i></p>

#	Section	Comment	Response
		<p>valuable traffic-free route from the tube to the Arts Centre via the highwalk. Its removal would lead to more pressure on a narrow staircase from Lauderdale Place – and subsequent pressure for a bigger access route, potentially more damaging to the listed landscape.</p> <p>b) The Barbican Association makes no comment on the Legible London signage [p20 of Mr Rodgers' paper]. The BA was consulted about its adoption and the positioning of signs on the early pilot route through the estate (though not on the subsequent roll out), and the BA did not object to its listed building consent.</p> <p>Specific comments – by page number</p> <p>p4 1st point Blake Tower is part of the Barbican Estate and not separate from it. Fann Street separates the two. [See https://historicengland.org.uk/listing/the-list/list-entry/1001668]</p> <p>p5 – Last para “Cripplegate and Aldersgate wards”</p> <p>p7 Paragraph starting “Outwardly...” This section on the history of changes on the Barbican Estate should mention: -The blocking off of the vista from the south lake to Thomas More Gardens by extensions to the City of London School for Girls (CLSG) in 1988-91 and works in the early 1990s that included the removal of the bridge over the two lakes by CLSG and the addition of rooftop accommodation.</p> <p>In fact there has been several changes within the estate, most of them detrimental and we would urge the drafters of this SPD to include them:</p>	<p><i>p.17 – the subsequent alterations to the Barbican Estate have been expanded upon in the 'History' and 'Barbican Estate' sections. The division into north and south character areas is considered a useful distinction between quite different areas of the estate.</i></p> <p><i>p.19 – in view of the number of trees extant on the estate, an overview of the species and a description of their general contribution was considered appropriate here.</i></p>

#	Section	Comment	Response
		<p>-The demolition of Milton Court -The conversion of the YMCA to residential flats in 2013-17 -The enclosure of several tower balconies at various periods, thus diminishing the dramatic profiles of the towers -The insertion of link building (the yellow shed) between the Arts Centre and the Exhibition Halls across the upper podium, cutting across the full vista down Beech-Ben Jonson gardens -The conversion of Exhibition Hall 1 into cinemas and a restaurant -The conversion of Bridgewater Square into the the play area for the Bright Horizons Nursery, including the erection of the steel access steps and ramp and the creation of the Barbican Wildlife Garden in 1988/90 from the lawns laid out in 1974. The loss of part of the Wildlife Garden for the Tudor Rose Court development.</p> <p>Last paragraph starting "Long praised." There is a reference to the Barbican buildings all being listed as grade II (except Crescent House, grade II*). Crescent House is part of Golden Lane Estate (GLE).</p> <p>p8 Relevant policies in the Draft City Plan 2036 should include S11 Historic environment S23 Smithfield and Barbican</p> <p>p9 The Dorothy Annan murals are on Speed Highwalk, not Cromwell Walk</p> <p>Paragraph starting "Shortly after" "Some time after" would be more accurate. GLE was listed in 1997 and its Listed Building Management Guidelines were published in 2007, and the first volumes of the Barbican Estate Listed Building Management Guidelines were published about 10 years after listing; 2 volumes have still not been published and one is not even in draft.</p>	

#	Section	Comment	Response
		<p>p10 Sustainability and Climate Change This section seems muddled. Clearly the risks of climate change are very important and measures will have to be taken to reduce carbon emissions *It is not clear why the flood prevention measures are specifically relevant to the conservation area *There is no mention of the need to make the dwellings on both estates more energy efficient and resilient to climate change</p> <p>*This section seems to ignore that in the Barbican Estate there already exist areas of green that are comparatively large for the City of London – the internal communal gardens, the highwalks, Beech Gardens and the Wildlife Garden</p> <p>Suggest remove the reference to the Beech Street air quality experiment. It will be over by the time the SPD is published. Suggest replace it with something along the lines of "There are proposals to make much of the conservation area into a zero emissions zone"</p> <p>p11 Between the estates. Please see the attached annotated copy of the text of the SPD for a much richer account of the area between the estates.</p> <p>p12 Penultimate paragraph of the introduction to Section 5.Buildings.... There is some text missing in the printed paragraph. It doesn't make sense.</p> <p>Final paragraph – Please see attached annotated copy of the text of the SPD for a richer account of Bridgewater Square</p> <p>p14 Although under GLE, the heading "For Locals" isn't immediately understandable by reading what follows. It also sounds patronising to residents.</p>	

#	Section	Comment	Response
		<p>p21 The paragraph below comes from Mr Rodgers' commentary. Although this is a comment on the setting of the GLE, the point about inappropriate developments on the periphery of the Conservation Area is well made: "The recent redevelopments of both Bernard Morgan House and the former Richard Cloudesley School site, both on Golden Lane, have had a significant impact on the setting of the [Golden Lane]Estate. The former has caused harm to the setting of Bowater House in particular and the latter has caused more significant harm to the setting of both Hatfield House and Basterfield House. In both cases, public benefit outweighed the harm in the eyes of City Corporation but a more objective balance must be demanded in future to maintain the original architectural character of the Estate "</p> <p>p22 Barbican Estate 3rd paragraph This paragraph comments that there is little likelihood of external change within the Barbican. It should add that there has been and continues to be huge change to its setting, increasing canyonisation due to ever taller buildings being built on its periphery, including in the proposed London Wall West development</p> <p>Also in the 3rd paragraph is the statement "Because, externally, it has undergone very little alteration (apart from modest works to the civic buildings),"</p> <p>We challenge that statement: The demolition of a whole building (Milton Court) is hardly modest. Also the Highwalks have been severed from the surrounding City in a couple of places.</p> <p>And the changes that we have listed on p 7 may appear relatively minor, but they have had a significant impact on important features and</p>	

#	Section	Comment	Response
		<p>characteristics of the estate (eg blocking off intended vistas – part of the interaction of space and buildings in the Grade II* listed landscape).</p> <p>p25 Public realm 2nd paragraph:" Within the Estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed Gardens." The Barbican Wildlife Garden should be mentioned here. How about "Along with the Barbican Wildlife Garden, on the north edge of the estate the Barbican Gardens form a Site of Borough Importance for Nature Conservation (SBINC) Grade 2, to be confirmed Grade 1 on adoption of the Draft City Plan 2036."</p> <p>This paragraph mentions trees but doesn't list them, as it does for GLE.</p> <p>Final paragraph: Not all the carparks and stores are at true ground level – suggest deleting "at true ground level".</p> <p>Also Beech Street has not been a dual carriageway for some time. It is a two way street of single carriageways, with bicycle lanes</p> <p>p27 We support the addition of Mr Rodgers' description of the additions to the CLSG (in the attached document). Through a series of piecemeal developments, the CLSG is the one component of the Barbican Estate that has undergone substantial external change, mostly to the detriment of the original architecture (the roof line, the cluster of buildings by the lake) and landscape (blocking off the lake bridge and the view from the lake to Thomas More Garden). Moreover, the Corporation, as the school's owner, has twice recently proposed extensions to the school within the estate. Both were withdrawn by the school, the second because it would have significantly damaged the Grade II* listed landscape.</p>	

#	Section	Comment	Response
		<p>As the CLSG expands outside the estate, it should be an aspiration of the SPD to restore some of the original landscape features.</p> <p>p30 The section on Beech Street zero emissions should be removed. It will be out of date by the time the SPD is published</p> <p>p31/32 Suggest add a further image: 28. From Beech Gardens looking north This is a view from behind Bunyan Court over Barbican Wildlife Garden and Fann Street to Golden Lane Estate, showing how the two estates merge at Fann Street.</p>	
14	General LBMG + CA	<p>Historic England – 29 July</p> <p>Dear Development Plans Team, Barbican and Golden Lane Conservation Area Character Summary and Management Strategy draft guidance document consultation response Thank you for consulting us on the draft Barbican and Golden Lane Conservation Area Character Summary and Management Strategy.</p> <p>Conservation areas are designated for their special architectural or historic interest, the character and appearance of which it is desirable to enhance or preserve (Planning (Listed Buildings and Conservation Areas) Act 1990). Under section 12 of the National Planning Policy Framework (NPPF) they are defined as designated heritage assets and benefit from a presumption in favour of the conservation of their historic significance.</p> <p>The designation and management of conservation areas is a matter for local determination, however, as the Government's advisor on the historic environment Historic England is pleased to offer advice in support of local heritage protection, drawing on our national perspective.</p>	<p><i>These very helpful comments are welcomed.</i></p> <p>Problems and enhancements <i>The management strategies as drafted are considered proportionate to the unique qualities of this conservation area.</i></p> <p>Audit of heritage assets <i>It is considered that the list of designated heritage assets on page 9 of the SPD is sufficient for the purpose mentioned.</i></p> <p>Images <i>Response noted; images have been finalised and 'placeholder' removed.</i></p> <p>Boundaries <i>Noted. The boundaries have been walked and clarified.</i></p>

#	Section	Comment	Response
		<p>This letter begins with general observations on the structure of the document, proceeds with specific comments on the contents of the document as it is read, and concludes with a list of minor editorial notes.</p> <p><u>Structure and best practise</u> Historic England welcomes the care that has been taken to prepare this proposed SPD document at a time when the two estates protected by the conservation area are undergoing a great deal of change, including within their settings.</p> <p><i>Historic England Advice Note 1 (2nd Edition): Conservation Area Appraisal, Designation and Management</i> provides detailed guidance on best practise for conservation areas. The Note contains several recommended elements of an SPD document which are omitted from the Barbican and Golden Lane draft.</p> <p>Problems and enhancements One omission an assessment of condition and an identification of problems and pressures is suggested (pages 25-26), with the objective of feeding into a management plan for the conservation area (page 29). The reference to the two sets of Listed Building Management Guidelines, in the sections on pages 21 and 29 of the draft SPD, is noted, but a fuller consideration of broad or high-level issues for the conservation area as a heritage asset and for its edges could helpfully be made explicit here. It could feed into fuller sections on 'Potential enhancements' in relation to the two estates. The new London Plan (2021) and NPPF (2021) both stress that local planning authorities should pursue opportunities for development that could enhance conservation areas.</p> <p>Audit of heritage assets Also lacking is a clear and separate audit of heritage assets (page 24), which could be particularly helpful on these complex estates composed of multiple individual heritage assets, many though not all of which are contained in the list of designated heritage assets on page 9.</p>	<p>Non-designated heritage assets (NDHAs) Noted.</p> <p>Sustainability and climate change Noted and this section has been revised.</p> <p>Streets, routes and transportation Noted and this section has been expanded.</p> <p>Views Noted and views have been added.</p> <p>Local details Noted and revisions have been made.</p> <p>Editorial comments These are noted and revisions have been made.</p> <p><i>N.B. this respondent also issued a lengthy response relating to the draft Arts Centre LBMG SPD. This has been omitted in this Consultation Statement for reasons of brevity as the Arts Centre SPD is being brought forward at a later date.</i></p>

#	Section	Comment	Response
		<p>Images Notwithstanding that most of the photographs in the document are labelled 'placeholder image', in general these photographs are well-chosen as illustrations for the text and used to beneficial effect.</p> <p><u>Contents</u></p> <p>Boundaries The list of Golden Lane Estate trees on page 16 includes "the large acer on the corner of Fann St and Golden Lane", which it notes "is on the Estate land although it reads as a street tree". It is clear from the conservation area boundary map on page 3 that this tree is located outside the conservation area boundary. As well as the protection that may therefore be required for this tree, this condition suggests that, right around the perimeter, a detailed comparison of the estate boundaries and the existing built and natural environment with the conservation area boundary might be a helpful exercise.</p> <p>Non-designated heritage assets (NDHAs) This section (page 9) states that "these [NDHAs] are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate". Further to the note above ('Content and best practise'), the Government's Planning Practise Guidance is clear that NDHAs and the criteria used to identify them should be identified proactively as far as possible by local planning authorities, specifically through such processes as conservation areas appraisal and review (see: PPG paragraph 040 Reference ID: 18a-040-20190723).</p> <p>Sustainability and climate change This section (page 10) could go further to describe potential conflicts between the character and appearance of the Barbican and Golden Lane Conservation Area and the pressures caused by climate change and the need to develop sustainably. The caveat expressed in the second bullet point – that "aspiration will be balanced by the need to preserve and enhance the character and appearance of the conservation area and the</p>	

#	Section	Comment	Response
		<p>special architectural and historic interest of the listed buildings" – might stand as a general undertaking in relation to this topic. The special historic and design interest of the registered parks and gardens should also be noted.</p> <p>Other considerations might be included in this section. For instance, the special architectural interest of the two estates is liable to be harmed by the introduction of air conditioning services. The special design interest of the landscaping in the two RPGs could be harmed by the sustainable urban drainage measures that are encouraged if they were installed in a manner insensitive to heritage.</p> <p>Streets, routes and transportation</p> <p>The discussion of Beech Street on page 30 could more explicitly state that the covered route is part of the conservation area, but that the more significant character and appearance of Beech Gardens above is insulated from it by the podium. The fact of its conservation area designation is important in relation to the worthwhile aspirations for its enhancements discussed in the section of the Xero Emissions pilot scheme which follows. Long-term planning for the streets around the Golden Lane Estate, some permanently and others temporarily pedestrianised, may also beneficially be discussed here in relation to character and appearance.</p> <p>Views</p> <p>Pages 31-32 give a list of conservation area views which is noted as a "starting point". Comparison against the 'significant vistas' in LBMG Appendix A suggests several more:</p> <ul style="list-style-type: none"> • The (lost) view looking west from the far east end of the highwalk north-east of Frobisher Crescent and south of Ben Johnson House (This is currently blocked by the structure that provides access down to the Exhibition Halls but understood due to be restored when the City pursues demolition without reinstatement as recommended in the LBMG as part of emerging proposals.); • Looking west along Speed highwalk toward the Arts Centre / Conservatory; 	

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		<ul style="list-style-type: none"> • looking east-north east across the private gardens from the highwalks under Seddon House and Thomas More House; and • looking north-north east from the bridge connecting Wallside to Thomas More House. <p>Local details</p> <p>This section, pages 34-36, might better be titled 'Local details and public art'. The Matthew Spender sculpture pictured on page 36 is not referred to in the text. This section might discuss whether any public art strategy or programme for conservation would benefit the conservation area. The Banksy and Minnick pieces are particularly vulnerable to erasure, and more explicitly statement as to their contribution and measures that might be needed for their protection could be included here.</p> <p><u>Editorial comments</u></p> <p>In general, the text would benefit from close proof-reading to identify typographic errors and to ensure clarity. Some of the more significant errors and omissions are noted as follows:</p> <ul style="list-style-type: none"> • Chamberlin, of Chamberlin, Powell & Bon is misspelled 'Chamberlain' on pps. 4,7 and 12. • The paragraph beginning "The Blitz..." on page 5 contains an ambiguous statement on London's growth from the Roman core in the City and indeed the history of the Barbican area in this period. • Additionally, the chronology of the history section on page 5 is mixed up, jumping from the Blitz back to the Great Fire. • Highwalks is misspelled 'highwalls' on page 6. • The phrase "...landmark early modern housing scheme" on page 6 is ambiguous in its reference to style and period. • The description of the eastern boundary given on page 11 seems to omit mention of the condition between approximately Beech Street and Fore Street, where large post-war office development dominate and, significantly, the bocks west of Moorgate Underground Station which are under reconstruction at the time of writing. 	

#	Section	Comment	Response
		<ul style="list-style-type: none"> • The last sentence in 'Overall character and appearance' on page 13, referring to Gibberd and Cullen, is ambiguous and unclear on the lines of influence suggested. • The names of the maisonette blocks are omitted in the first paragraph on page 15. • The accounts of different Golden Lane Estate buildings given on page 15 could helpfully refer to their listings and perhaps list descriptions. • A word is missing in relation to the Golden Lane threshold under 'Public realm' on page 20. • Basquiat is misspelled 'Basquiat' on page 34. <p><u>Conclusion</u> Finally, we would underline that this opinion is based on the information provided by you. To avoid any doubt this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment.</p> <p>We welcome this opportunity to support your preparation of this conservation area SPD, and we hope that you find our advice helpful in finalising the document. Please do not hesitate to contact me if you have any questions about the contents of this letter.</p>	
15	General LBMG + CA	<p>Resident – 29 July</p> <p>Introduction</p> <p>I am a member of the Barbican Association (BA) Planning sub-Committee but this response is made in my personal capacity. However, BA's formal response submitted on 28 July not only includes my revised version of the SPD (FR Draft) but makes reference to it, including qualifying two parts. Since 28 July, I have made minor amendments to the FR Draft and these changes are shown in the FR Draft Edit in the Appendix. Many apologies for any confusion but please also consider the changes in the FR Draft Edit when considering the FR Draft. The latter is a Word version of the consultation SDP with all the original images removed.</p>	<p><i>This response is from the author of the very helpful suggested 'track changes' attached to response number 13. Some minor amendments to those proposed changes are included here (and shown in appendix G). The rest of the response relates to the designation of the conservation area boundary and the history thereof – matters which lie outside the scope of this draft SPD, which is concerned with articulating the character</i></p>

#	Section	Comment	Response
		<p>The Barbican and Golden Lane Conservation Area (CA)</p> <p>In October 2016, I represented the BA with two members of Golden Lane Estate Residents' Association (GLERA) when we met Kathryn Stubbs, City Corporation's Deputy Director for the Heritage. The purpose of the meeting was to request that City Corporation designate a conservation area (proposed CA) which was more extensive than the CA designated by City Corporation on 8 October 2018.</p> <p>Ms Stubbs said she was far too busy on a project to review all the then 26 conservation areas and wouldn't have time to consider our request until that review was completed – in several years' time. Despite Ms Stubbs' dismissal, on 23 May 2017, City Corporation's Planning and Transportation Committee (P&TC) agreed that "the assessment and analysis of the proposed [CA] would be carried out in accordance with policy and national guidelines". One reason for the volte face was a public online petition organised by BA and GLERA calling for the creation of the proposed CA, which, with a separate paper petition, attracted over 1.000 signatures. The other reason was the imminent approval by P&TC of the destruction of Bernard Morgan House at 43 Golden Lane and its replacement with the massive and entirely inappropriate Denizen. That planning application had attracted over 150 objections.</p> <p>On 14 November 2017 P&TC considered the Officer's report appraising the proposed CA. This had, for some unexplained but obviously self-serving reason, divided the proposed CA into five separate "zones":</p> <p>Zone 1 - Golden Lane Estate (GLE); Zone 2 - The area between Zone 1 and Zone 3; Zone 3 - Barbican Estate (Barbican); Zone 4 - The area, including City Corporation's Brewery Conservation Area - "inherited" from LB Islington in the 1995 administrative boundary changes - bordered by Chiswell Street, Moor Lane and Silk Street; and Zone 5 - The area bordered by Barbican, Aldersgate Street, Fore Street, Fore Street Avenue and London Wall.</p>	<p><i>and appearance of the conservation area as designated by Members in 2018 and providing a management strategy. Accordingly, the response is noted.</i></p>

#	Section	Comment	Response
		<p>Zone 1 was the listed area of GLE - mostly Grade II but Grade II* for Crescent House. Hatfield Lawn and Basterfield service road were excluded without explanation other than that the two areas were not listed – something that is irrelevant to conservation area status.</p> <p>Zone 3 excluded parts of Barbican, including the listed Cripplegate Street pedestrian ramp to Ben Jonson Place and the listed service yard to Exhibition Hall 2, along with other unlisted parts, including the service yard to Exhibition Hall 1, Barbican Wildlife Garden and Bridgewater Square. A small area of the Barbican Grade II* registered landscape was also omitted, being in Zone 5.</p> <p>P&TC, following the Officer's recommendations, refused to include Zones 2, 4 and 5 in the proposed CA prior to a public consultation: <i>Debate ensued and several Members expressed the view that it was wrong to exclude Zone 2 which they considered was a critical part of the estate and should be included in the consultation.</i> <i>Other Members considered that it would be wrong to include the area given that future planning applications would be affected, and also that it would be wrong to seek the views of people who wouldn't be affected.</i></p> <p>The inclusion of Zone 2 was put to a vote, which was defeated 14-11 The public consultation ran from December 2017 until 12 February 2018. The responses made by my wife and I challenged the grounds on which the Officers had determined not to recommend the inclusion of the whole area of the proposed CA and requested its inclusion.</p> <p>In March 2018, The Twentieth Century Society held a workshop – C20 Conservation Areas: <i>Making it Happen</i> – following its report, funded by Historic England on C20 conservation areas to celebrate the 50th anniversary of the passing of the Civic Amenities Act 1967.</p> <p>This was very interesting as the main speakers were experienced and knowledgeable Local Authority conservation officers. No City Corporation Officer attended but all the attendees I spoke to about the proposed CA were critical of the appraisal submitted to P&TC.</p> <p>P&TC met on 8 October 2018 to consider the Officer's report on the result of the public consultation which recommended the inclusion of both Barbican</p>	

#	Section	Comment	Response
		<p>Wildlife Garden and Bridgewater Square - from Zone 2 – and the omitted part of the registered landscape – from Zone 5 - in the CA but nothing else despite there being a majority of responses against the refusal to designate the whole of the proposed CA. As far as Zone 2 was concerned:</p> <p><i>The Deputy Chairman stated that any redevelopment would have to consider the character of the adjoining Conservation area and that the importance of these buildings could therefore be recognised without having to necessarily include them within the proposed conservation area and adjust the boundaries.</i></p> <p><i>A second Member stated that she also felt that it was a mistake not to include these buildings within the conservation area and proposed an amendment seeking to adjust the proposed boundaries to include these.</i></p> <p><i>Another Member seconded this proposal and it was put to the vote. 9 voted in favour of the amendment and 10 against with 2 abstentions.</i></p> <p>As a result, we now have the CA, which was determined purely politically. This is the result of areas being omitted from the proposed CA as the result of a shallow and subjective appraisal, rather than a deep and objective one. According to Historic England:</p> <p><i>Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique.</i></p> <p>And:</p> <p><i>In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special.</i></p> <p>While both GLE and Barbican are unique, these also comprise historic and architectural elements to the extent that all buildings and both landscapes - except Barbican Wildlife Garden, Bridgewater Square and Exhibition Hall 2 service yard - are also protected by listing.</p> <p>Zones 4 and 5 and the excluded area of Zone 2 - most of which is integral with the Garden and the Square - are also unique and contain historic and architectural elements, some of which are either scheduled monuments or listed:</p>	

#	Section	Comment	Response
		<p>Zone 2:</p> <p>45 Beech Street: An office block by Frank Scarlet, completed in 1958. It's position on Beech Street defined the shape of the adjoining part of Ben Jonson Place and the eastern aspect of Bryer Court.</p> <p>Bridgewater House: An office block in Bridgewater Square, completed in 1926, extended and converted to mixed residential and commercial use in 1995. The tall rounded windows and coloured fascia are original although renewed in 1985 when in the ownership of the Prudential.</p> <p>The Cobalt Building: A block of flats in Bridgewater Square, completed in 1997 on the site of a pre-WW1 office block that survived WW2 intact.</p> <p>Tudor Rose Court: A block of sheltered housing completed in 1997 partly on what was part of the adjoining Barbican Wildlife Garden. By Avanti Architects with design cues from GLE blocks.</p> <p>Eglwys Jewin: Acknowledged as an undesignated heritage asset by City Corporation. By Caroe and Partners, completed in 1961, on the foundations of the previous 19th Century church destroyed in WW2.</p> <p>1 Golden Lane: Originally Cripplegate Institute with library, educational facilities by Sydney R Smith, completed 1896. Two floors with theatre by Frederic Hammond added prior to 1912 and a redevelopment on an adjoining bomb site, incorporating the existing building completed in 1992. Listed Grade II.</p> <p>Street network: Bridgewater Street, Bridgewater Square, Viscount Street and Brackley Street are shown on mid 18th Century maps. The part of Fann Street, excluded from the CA, is late 19th Century. Golden Lane, north of Brackley Street existed in the 17th Century. Its southern section was re-aligned with the Barbican development. Cripplegate Street is also late 19th Century but</p>	

#	Section	Comment	Response
		<p>part was pedestrianised between the Barbican development and the redevelopment of 1 Golden Lane.</p> <p>Zone 4: The Brewery CA: Designated by LB Islington prior to 1995. Milton and Shire House: An office block by Sheppard Robson, completed in 1980 and renovated in 1996.</p> <p>Milton Gate: An office block by Denys Lasdun, completed in 1991 and renovated by Squire & Partners on a separate island site next to the Brewery.</p> <p>Zone 5: Area enclosed by London Wall, Fore Street Avenue, Fore Street and Wood Street, connected to Barbican by pedways from both Andrewes Highwalk and The Postern.</p> <p>1 & 2 London Wall Place: Office block by MAKE Architects, completed 2018. St Alphage Gardens, London Wall: Laid out as a public garden in 1872, south of a high section of Roman Wall. Part of the Barbican Estate, St Alphage and Barber-Surgeons' Garden Site of Borough Importance for Nature Conservation Grade 1 (TBC).</p> <p>Remains of St Alphage Church, London Wall: Scheduled Monument.</p> <p>Remains St Alphage Church Tower, London Wall: Grade II Listed Building.</p> <p>Salters' Hall, Fore Street: Livery Hall. Grade II Listed Building by John S Bonnington Partnership, from concept by Basil Spence, completed 1976. Restoration and extension by De Metz Forbes Knight Architects, completed 2018.</p> <p>Salters' Garden: Opened in 1981 and redesigned as a knot garden by David Hicks in 1995. On the other side of the high section of Roman Wall from St Alphage Gardens.</p>	

#	Section	Comment	Response
		<p>Roman House, Wood Street: Former office building by R N Wakelin, completed 1957, first in the post-WW2 London Wall Route XI scheme and converted into flats in 2013/14 by The Manser Practice. An inscription on the wall fronting Fore Street denoting where the first WW2 bomb landed on London on 25 August 1940.</p> <p>Area enclosed by Aldersgate Street, Barbican, Wood Street and London Wall, connected to Barbican at both ground and highwalk level.</p> <p>Museum of London: By Powell and Moya, completed in 1976 in the final part of the London Wall Route XI scheme. Subsequent alterations from 1990 onwards enabled the grant of a Certificate of Immunity from Listing (ColfL), expiring in 2024. Adjoins the CA</p> <p>Bastion House, London Wall: Also, by Powell and Moya, completed 1977, the sixth and final tower of the London Wall Route XI scheme. Now has the same ColfL as the Museum of London.</p> <p>Ironmongers' Hall, Shaffesbury Place: Livery Hall by S J Tatchell, completed 1925 and recognised as an undesignated heritage asset by the City Corporation.</p> <p>Ferroners' House, Shaffesbury Place: Office block adjoining Ironmongers' Hall by Fitzroy Robinson & Partners, to a design by Powell and Moya, completed 1977.</p> <p>Barber-Surgeons' Hall, Monkwell Square: Livery Hall by Kenneth Cross, completed 1969.</p> <p>Barber-Surgeons' Garden: Including a herb garden within the circular walls of Bastion 13, created in 1991 as a celebration of the passion for healing herbs of John Gerard, a 16th Century Barber-Surgeons Liveryman. Now part of the Barbican Estate, St Alphage and Barber-Surgeons' Garden Site of Borough Importance for</p>	

#	Section	Comment	Response
		<p>Nature Conservation Grade 1 (TBC).</p> <p>Alban Gate, London Wall, and 2-10 Monkwell Square: A postmodern mixed development by Terry Farrell and Partners, completed 1992, refurbished in 2013/16.</p> <p>Monkwell Square: Originally formed post WW2, reduced in area as part of the Alban Gate development and laid out to Terry Farrell's design.</p> <p>Site of the Roman and Medieval gateway of Cripple Gate, Wood Street: Scheduled monument.</p> <p>Not only does the SPD require revision, the CA requires expanding to include Zones 4 and 5 and the excluded parts of Zone 2 along with Hatfield Lawn and Basterfield service road.</p> <p>The SPD The amendments in the FR Draft and FR Draft Edit are submitted in response to the public consultation. In part these amendments are additions of factual details, corrections of errors, including typos and editing of part of the text. My added comments are hopefully self-explanatory and the green highlighting is intended to question the original text.</p> <p>My response is an attempt to ensure that the final SPD is correct in fact and the final document is worthy of City Corporation. I hope this is helpful, although I'm sure there will be both mistakes on my part and errors missed.</p>	
16	General LBMG + CA	<p>City of London Conservation Area Advisory Committee – 30 July Members of the City of London Conservation Area Advisory Committee were encouraged to engage with the Consultations on an individual basis. As a Committee the subject was considered as an agenda item following a presentation from an officer of the Planning Department.</p>	<p><i>Response noted and welcomed. The section on the Arts Centre has been enlarged in response to the comments upon the draft Conservation Area SPD.</i></p>

#	Section	Comment	Response
		<p>Both documents were considered to be exemplary and, other than minor matters which no doubt will be dealt with at a final editing stage, there is little to add/suggest.</p> <p>As far as the Barbican and Golden Lane Conservation Area overview is concerned, the national importance of the two developments both as a unity and individually is well made. It was felt that dealing with the Barbican Arts Centre in just two short paragraphs was perhaps a little too scant. More generally it was hoped that the ongoing maintenance programme would be sufficient to keep the fabric in as good a condition as possible. This is particularly important as far as the Golden Lane Estate is concerned given its greater reliance on painted finishes. The importance of the Leisure Centre to the 'vision' and ongoing success of Golden Lane was also emphasised.</p> <p>The draft Building Management Guidelines for the Barbican Arts Centre was admirably detailed. The critique of the subsequent changes to the fabric, almost all detrimental and often short lived, serves as a caution for future changes. Similarly the anticipation of likely future changes (such as to the original lavatories) and how they might best be dealt with was valuable in guarding against change by attrition. A focus on the qualitative was useful as, arguably, this is difficult to adequately address via the planning process. Under this the importance of colour (or lack of it), the nature (rather than blunt square footage) of circulating space plus the appropriateness of its use for non-envisioned purposes (such as temporary stands and storage) are so important in maintaining the original architectural experience for the visitor.</p>	<p><i>The comments on the draft Arts Centre SPD are noted for future revision of that draft SPD.</i></p>
17	General CA	<p>Resident – 30 July Could this consultation please consider how access to the rear of the Barbican Wildlife garden be reinstated via Bridgewater Square as originally was the case. At Present this access has been closed off and the only Barbican Resident street level access is from Fann Street. For reference In the Minutes of Ben Jonson House Group AGM 13th January 2021 7pm via zoom a motion was passed relating to the Wildlife Garden Access from Ben Jonson House.</p>	<p><i>This matter is considered to be more of a management issue than having a bearing on the character and appearance of the conservation area. Therefore the response is noted.</i></p>

#	Section	Comment	Response
		The vote was passed 'on the possibility of installing a new gate in the Barbican Wildlife Garden to allow easy access from Ben Jonson House. A vote was taken and the action agreed (majority of 14).'	
18	General LBMG + CA	<p>Transport for London – 30 July</p> <p>Re: Draft Barbican and Golden Lane Conservation Area Supplementary Planning Document (SPD) and The Barbican Arts Centre Listed Building Management Guidelines SPD.</p> <p><i>Please note that these comments represent the views of Transport for London (TfL) officers and are made entirely on a 'without prejudice' basis. The comments are made from TfL's role as a transport operator and highway authority in the area. These comments also do not necessarily represent the views of the Greater London Authority (GLA). They should not be taken to represent an indication of any subsequent Mayoral decision in relation to this matter.</i></p> <p>Thank you for giving TfL the opportunity to comment on the above draft SPDs. These two documents are considered separately below.</p> <p>Document 1: Draft Barbican and Golden Lane Conservation Area SPD</p> <p>General comments</p> <p>TfL generally welcomes the SPD, which identifies the key historic features of the conservation area. From a heritage perspective, the document is comprehensive in setting out the physical characteristics of this unique area of post-war 20th century development.</p> <p>However, there is a lack of detail regarding transport in the SPD. While it is acknowledged that there are few 'streets' in the traditional sense within the conservation area, there are many transport characteristics which could be reflected upon including: walking route hierarchies, path design, accessibility, cycling infrastructure and wayfinding. Furthermore, the SPD presents a missed opportunity to guide the design and type of future transport infrastructure within the conservation area.</p>	<p><i>These extensive comments are welcomed.</i></p> <p>General comments <i>Noted.</i></p> <p>Walking and cycling <i>Noted. Cycling is forbidden across both estates. Section (6) of the SPD has been amended accordingly.</i></p> <p>Cycle hire <i>Noted. Notwithstanding the listed and conservation area status of the estates, with cycling currently forbidden across the estates and thus the majority of the conservation area, opportunities to install docking stations are unlikely to arise, save for perhaps some limited on-street locations. Section (6) of the SPD has been revised accordingly.</i></p> <p>Beech Street <i>Noted. This section has been revised in the draft SPD to reflect the present situation.</i></p> <p>Influencing development <i>As previously mentioned, any new cycle routes and docking stations are unlikely to be acceptable for various reasons. Section (6) has been revised to refer to the recently installed Legible London totems.</i></p>

#	Section	Comment	Response
		<p>TfL's main comments fall into the themes of walking and cycling, cycle hire, and the Beech Street Zero Emissions scheme. These are considered below.</p> <p>Walking and cycling</p> <p>Chapter 6 'Streets, Routes and Transportation' of the SPD is currently very brief and provides a broad description of the streets and routes within the conservation area. Much more information about the character of routes and paths within the area could be given. The following questions could be answered to help build a picture of the historic transport character of the Barbican, for example: Is there a hierarchy of routes within the conservation area? Are all routes outdoors, or are some internal to buildings? Are routes protected through rights of way, or could they be closed? Do paths allow for walking and cycling? Where are the key entrances into the estate for people walking and cycling, and for deliveries? Are any of these entrances significant from a character/wayfinding perspective? Are the access controls and street furniture within the estate worth highlighting? Do ramps and steps form part of the character? Are any of the adjacent streets important in terms of the link they provide between estates, for example Fann Street? Some of this information could be presented through maps to provide a more comprehensive insight into the character of the conservation area from a walking and cycling perspective.</p> <p>Furthermore, the chapter could provide guidance on the future management of walking and cycling infrastructure within the conservation area, evidenced by presenting analysis on walking and cycling routes. In particular, it would be useful to address issues of accessibility and inclusive design, and how any issues identified can be best improved to protect the area's historic characteristics while not limiting access. The use of wheelchairs and pushchairs are an important consideration here.</p> <p>Additionally, whilst no information has been included in the SPD on the provisions for cycle parking, it is possible that the level of cycle parking and cyclist facilities within the conservation area is currently low. Policy T5 of the London Plan states that</p>	

#	Section	Comment	Response
		<p>“Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle”. The SPD should reflect on the current level of cycling provision and identify ways that cycle facilities, namely cycle parking, can be provided within the conservation area so that cycling is prioritised whilst minimising the impacts on the historic character of the Barbican and Golden Lane estates.</p> <p>Cycle hire The conservation area is within the TfL Cycle Hire scheme boundary and includes a cycle hire docking station on Aldersgate Street which ranks the 66th most used in London (out of 800 stations). There are also four well-used cycle hire docking stations located just outside of the conservation area boundary. TfL is keen to continue developing the cycle hire network to support active and sustainable travel. This is particularly important in areas which rely on walking and cycling, such as the Barbican and Golden Lane conservation area where few traditional streets exist, and thus fewer options of transport are available. Therefore, the conservation area status should not prohibit the development of new docking stations, and TfL requests the City’s support in continuing to develop the TfL cycle hire network. This will help to increase the sustainable mode share within the City of London, in line with London Plan Policy T1 which requires 95 per cent of all journeys made in central London to be by walking, cycling and public transport by 2041.</p> <p>Beech Street Zero Emissions Scheme We are pleased to see reference to the experimental Beech Street Zero Emissions scheme in the draft SPD, which has been funded through the Mayor’s Air Quality Fund. Improving the air quality on this street is strongly supported by TfL as this is a crucial east-west link by active travel modes within the conservation area and has historically seen high levels of air pollution.</p> <p>The SPD states that there is potential to reconfigure the layout and appearance of Beech Street if the zero emissions scheme becomes</p>	

#	Section	Comment	Response
		<p>permanent. Bus route 153 operates and stops along this road, and therefore any such changes should be made in discussion with TfL to ensure that the level of service and performance of buses through the area is maintained and/or improved.</p> <p>We would also seek a continuation of the current arrangements to allow additional bus routes to use Beech Street when a temporary diversion is required. In addition, we would also request the exemption for our Incident Response and Dial-a-Ride vehicles, so they can continue to maintain the TfL Bus Stops and provide a public transport service along Beech Street.</p> <p>Additionally, changes should conform to TfL's Zero Emissions Zone Guidance, which can be located here: https://content.tfl.gov.uk/tfl-guidance-for-local-zero-emission-zones.pdf.</p> <p>It is important to ensure that any potential changes to the layout and appearance of Beech Street should result in improvements mainly for those walking, cycling and using public transport, as aligned with the Mayor's Transport Strategy objectives and the Healthy Streets Approach (as set out in London Plan Policy T2). Any changes should contribute to make the street more welcoming and inclusive for all, ensuring that the street provides a more attractive and safer environment for those walking and cycling and that use of public transport remains attractive and accessible.</p> <p>TfL looks forward to further discussion with the City of London in regard to the Beech Street Zero Emissions trial scheme and any related schemes in this area.</p> <p>Influencing development through the SPD Whilst the SPD is useful in presenting the characteristics of the conservation area, there is little guidance as to the extent to which future development must conform to the character identified. This is particularly a concern in relation to transport infrastructure. Chapter 3 states that 'development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area', but how this can be achieved practically for potential future transport developments such as</p>	

#	Section	Comment	Response
		<p>cycle routes, cycle hire docking stations and wayfinding signage is unclear. It would be useful if the document confirmed that these types of development would be acceptable in the area and explained how potential impacts on the historic environment can be minimised.</p> <p>For non-transport development, we understand that existing Listed Building Management Guidelines for the Barbican area accompany this document. As these two documents are so intrinsically linked, it would be helpful if the SPD referenced these guidelines more clearly, even providing hyperlinks to the relevant sections. This would be of benefit to anyone using the document as a planning tool.</p> <p>Document 2: The Barbican Arts Centre Listed Building Management Guidelines SPD</p> <p>Whilst this document has fewer transport considerations, TfL would like to make the following comments:</p> <p>Public realm improvements</p> <p>Any improvements to public realm, including key outdoor pedestrian routes, should deliver improvements which support the 10 Healthy Streets Indicators, as set out in TfL's Healthy Streets Approach and London Plan Policy T2. These indicators help promote high-quality, accessible and safe urban design, while encouraging sustainable travel. A guide to these indicators is available here: https://content.tfl.gov.uk/guide-to-the-healthy-streets-indicators.pdf.</p> <p>Impacts of Crossrail</p> <p>We are pleased that Crossrail has been considered, in terms of the changing movement patterns around and across the estate (page 30). However, the extent and impact of these changes have not been identified. Will any improvements to walking routes be required to accommodate this change in travel patterns? Also, what proportion of visitors are expected to travel to the Arts Centre using Crossrail? If a high volume of traffic is expected between Farringdon (the closest Crossrail station) and the Barbican Arts Centre, it is important to promote sustainable travel between these locations rather than visitors relying on private hire vehicle or taxi. These issues and possible mitigation measures (eg wayfinding</p>	

#	Section	Comment	Response
		<p>strategies, walking and cycling improvements) should be identified in the document to help inform future transport development.</p> <p>Cycle parking Whilst the document does not include information on the current level of cycle parking provision at the Barbican Arts Centre, page 38 states that bicycle sheds used to infill external undercroft areas may cause substantial harm or loss to the listed building. Whilst this may be the case, the document should identify whether there is a need to deliver further cycle parking at the Arts Centre, and if so, how this can be achieved to avoid impacting the historic character whilst complying with London Cycle Design Standards and London Plan Policy T5. With a move towards greener travel, and the designation of a 'Zero Emission street' in proximity to the Arts Centre, adequate quantum and quality of cycle parking is essential to provide viable sustainable travel choices. This could involve converting some of the underground car parking which is accessed via Beech Street, into secure cycle parking. An assessment and strategy for existing and future cycle parking, included within the Listed Building management guidelines, is strongly encouraged.</p>	

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City of London

Barbican and Golden Lane Conservation Area Supplementary Planning Document

Appendix B – Schedule of proposed changes

January 2022



*Page numbering, contents, cross-references and other document formatting will be updated following approval of the changes listed below;

*Additional minor typos and grammatical matters have been addressed throughout the document.

Section	Proposed Changes	Arising from response(s)
1. Summary of character, appearance and significance	- Minor edits and clarifications	11 and 13
2. History	- Minor edits and clarifications - Expansion of the section on developments within the conservation area since the completion of the estates (p.7)	11 and 13

3. Planning Policies	<ul style="list-style-type: none"> - Minor edits and clarifications - Amendments to the section on 'Sustainability and climate change' to better reflect the circumstances of the conservation area (p.10) 	6, 11, 13 and 14
4. Boundary and Fringe	<ul style="list-style-type: none"> - Minor edits and clarifications 	11, 13 and 14
5. Buildings, Open Spaces and Public Realm	<ul style="list-style-type: none"> - Minor edits and clarifications 	13
a. Golden Lane Estate	<ul style="list-style-type: none"> - Edits and clarifications - Amendments to the section on Crescent House (p.15) - Addition of a section on the new allotments (p.18) - Revisions to the public realm section (p.20) 	13
b. Barbican Estate	<ul style="list-style-type: none"> - Edits and clarifications - Addition of a section on the lakes and expansion of the section on graffiti (p.25) - Enlargement of the sections on the School for Girls and the Arts Centre (p.27) - Enlargement of the 'North Barbican' section to include a superior discussion of the Wildlife Garden (pp.28-29) 	11, 13 and 16
6. Streets, Routes and Transportation	<ul style="list-style-type: none"> - Edits and clarifications - Addition of a section on 'Walking and Cycling' - Revision of the section on Beech Street 	14 and 18
7. Views	<ul style="list-style-type: none"> - Addition of three views 	13 and 14
8. Nocturnal Character	N/A	
9. Local Details	<ul style="list-style-type: none"> - Edits and clarifications - Inclusion of additional features 	13

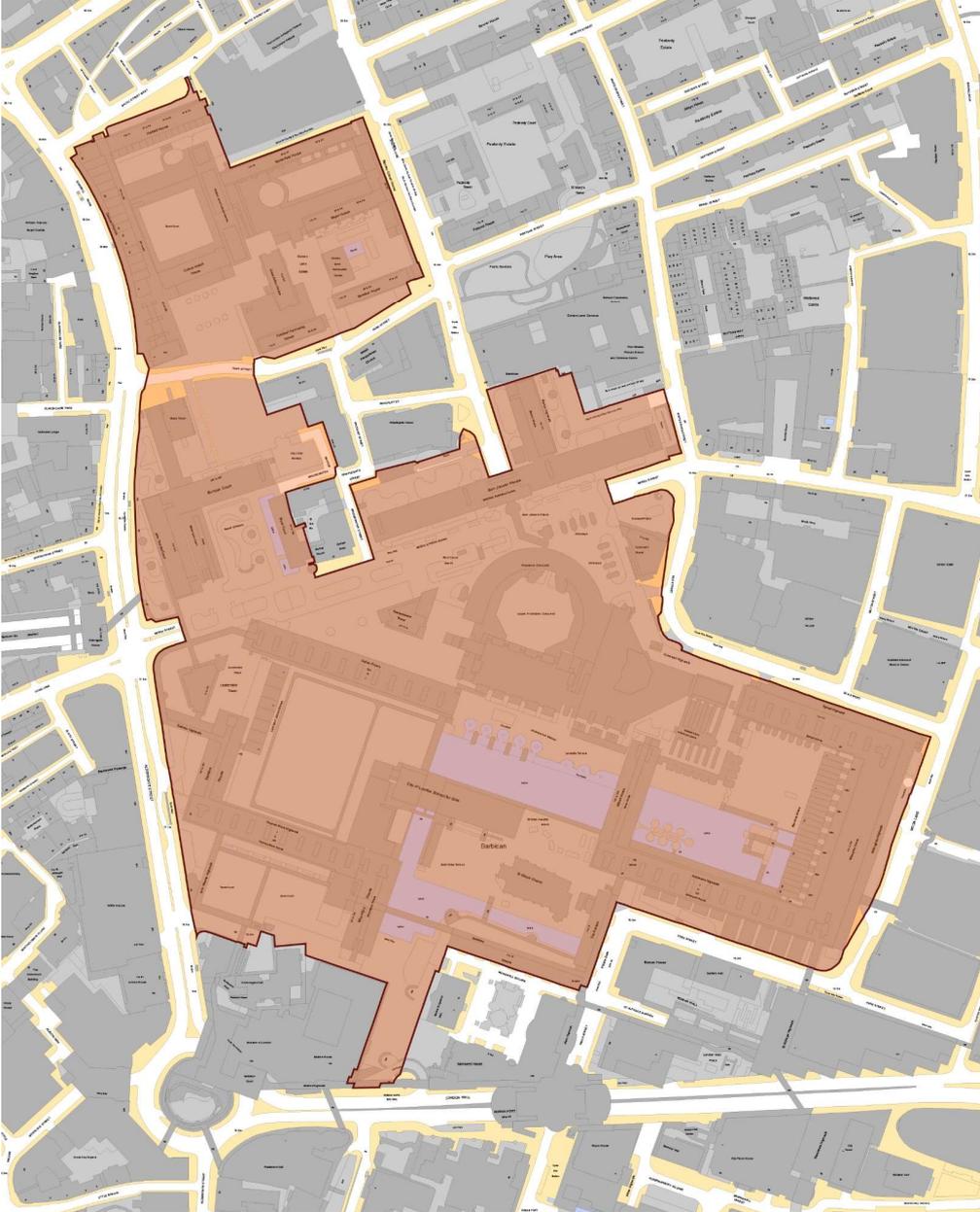
Barbican and Golden Lane Conservation Area



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1 February 2022



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Map of the Barbican & Golden Lane conservation area (boundary designated October 2018)

1. Summary of character, appearance and significance

This supplementary planning document articulates the special character and appearance of the Barbican and Golden Lane Conservation Area and the policy framework for its management.

The area is characterised by two distinct developments: Golden Lane Estate to the North and Barbican Estate to the south. ~~The Blake Tower, formerly the Barbican YMCA but now a separate, private residential development, is situated between the two.~~ The characteristics which contribute to the special interest of the Barbican & Golden Lane conservation area can be summarised as follows:

- Two Estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlain, Powell & Bon
- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles Cripplegate in a strikingly modern context
- In scope and extent, the Estates are important visual evidence of the scale of devastation wrought by the WW2 'Blitz' Luftwaffe bombing campaign of 1940-41 known as the 'Blitz'
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of both Modernism and Brutalism
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the Estates today
- New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

2. History

The conservation area ~~is in lies to~~ the north of the City of London, beyond the Roman and medieval City walls, however from the map above, ~~it can be seen you will see~~ that this area also incorporates the corner of the Fort wall. This location meant the conservation area was not as densely developed as the rest of the City until the 17th and 18th centuries when the City grew beyond its walls.

In the Roman period, there was an extramural cemetery at Smithfield just to the west of the City boundary – as ~~it~~ was the Roman custom to bury the dead outside the City walls. In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today ~~in from~~ the ~~south of the~~ conservation area. During this period, the character of this area was that of a sparsely populated suburb, immediately outside a military complex and near an area used for burials.

There are ~~few little~~ traces of occupation known from the Saxon period, during which time the City appears to have been left unoccupied in favour of another settlement: Lundenwic, further along the Strand. However, in the 9th century, the old walled city was reoccupied by Alfred the Great. The Cripplegate, as it came to be known, is mentioned in the laws of Ethelred (978 – 1016 AD). It was then rebuilt in 1244 and again in 1492.

The word 'Barbican' derives from ~~Old~~ French and refers to a fortified outpost or castle outwork (~~'barbican'~~). Something similar once stood here which was known to the Normans as Base Court (or 'Bailey') and most probably founded upon the old Roman defensive architecture. This facility was defensive under Edward I but soon passed into the property of the Earls and Dukes of Suffolk.

St Giles' church was established by c.1115 with the present building dating ~~back~~ from c.1550. The churchyard was completed by 1181 (Lobel), and in 1270 appeared as a rectangular space immediately south of the church. In the west was a Jewish Cemetery, the only such in England, and was later converted into a garden after the expulsion of the Jews in 1290. By 1520 the churchyard occupied the land to the south and west of the church, following the distinctive right-angle of the City wall.

By 1676 ~~the churchyard~~ had been extended by some distance to the south, following the course of the City wall just past the bastion. On Rocque's map this section is labelled the 'Green Ch.Y', as opposed to the 'Cripple gate Church Yard' nearer the church. With minor encroachments here and there, this is the way it stayed until the devastation of WW2, ~~when this locality was flattened~~.

The Blitz ~~of 1940-41~~ devastated many English cities and London was no exception. Hit particularly badly was the ancient City of London, the Roman core which sprawled over two millennia ~~through~~ the inner and then outer suburbs to form what ~~is we~~ now ~~call~~ Greater London.

The City has survived many crises in its long history; abandonment, conquest, plague and ~~war, however war~~. ~~However~~ it was not until the Great Fire of London in 1666 that ~~the City London~~ became seriously disfigured with many buildings razed to the ground. However, from the smoking ruins it grew back, spurred by the barely containable commercial activity for which the City is known. These noble new buildings of brick and stone were the result of new building codes which were introduced to ensure that the Great Fire never happened ~~s~~ again. Subsequently, in the four centuries between ~~that time and our current moment then and the Blitz~~, the City ~~had been menaced by the threat of invasion but~~ had passed the years largely unscathed other than by the natural procession of architectural trends.

~~It was during the First World War that it was realised that destruction could come from the air as well as the ground; in the early 1940s, when Britain was again at war with Germany, it was quickly realised how devastating aerial bombardment could be. Port and industrial cities like Plymouth and Coventry were targeted and later destroyed by German bombers. London as both the nation's capital and as a prominent dock city was an obvious target of the Blitz and beyond, too. During 1940 and 1941, thousands of tonnes of high-explosive and combustible bombs fell rained down on the City. Some quarters escaped with only superficial damage – and St Paul's Cathedral, miraculously, with hardly any – but some others were almost wholly destroyed. One such area was the tract of City to the north of the ancient Guildhall (its roof stove in by bombs, but the rest survived mercifully spared), to the east of Smithfield Market and to the west of the Moorgate, extending running up to the City's border with what is now Islington. This area of Cripplegate and Aldersgate Wards had been largely occupied by garment warehouses and their wholesale destruction left deep basements, vast piles of rubble and a mere 48 residents but, fortunately, its small pre-war population meant that tragic loss of life and injury was minimal.~~



The scale of the wartime destruction © Collage 2021

In the mid-19th century over 130,000 people [lived](#) [were residents](#) within the [City of London](#). However, by 1952 the number of [residents](#) [people living within the square mile](#) had dropped to just 5,000. Many residents who had lost their homes during the WWII bombing were re-housed in areas outside the [City centre](#). Business and commerce quickly became the main [land uses](#) [within the City](#). However, the [City Corporation of London](#) was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City [in a post-war era in the future](#).

[Following the end of WWII](#), [Post-war](#), there was a national expectation that living standards should improve, and provisions of new housing should be the latest in architectural design. Bomb damage combined with concerns about urban sprawl and loss of countryside led planners and architects to re-examine the potential of living in urban areas. Plans and reports at this time were concerned with land use zones, such as the grouping together of shopping and community facilities. Mixed developments of houses and flats with public open spaces and private gardens were becoming increasingly popular with planners and were based on the community principle of the 'neighbourhood unit' developed in the USA during the 1920s. During this time, there was also a shift away from the idea of a 'garden suburb', which had been popular in the early 20th century. The innovation of 'highwalks' as a means of separating road traffic from pedestrian movement and facilities was also an increasingly popular planning solution in developing self-contained communities.

Architectural competitions were launched by several local authorities across the country to design and construct high-density, low-cost modern housing. In 1951, the [City Corporation](#) purchased land [between](#) [around](#) Goswell Road and Golden Lane and announced a competition to design a housing estate primarily for single people and couples who had key jobs in the city, such as caretakers, nurses and policemen. [The](#) [is](#) competition was won by Geoffrey Powell, a lecturer of architecture at the Kingston School of Art in 1952. He invited his colleagues Christoph Bon and [Peter Joseph](#) Chamberlin to collaborate on a detailed design for the Golden Lane Estate. This was finalised in 1952 and later revised for an enlarged site area from 1954 after building [had begun](#) [in the](#) [previous](#) year [previously](#). The Golden Lane Estate was completed in 1962 as a landmark [early modernist](#) housing scheme, [including a public house, shops, a community centre, a leisure centre and a tenants' hall](#).

In 1955 the [City Corporation of London](#) commissioned Chamberlin, Powell and Bon to prepare a scheme for redevelopment which was to be integrated with the proposed commercial development along London

Wall as part of the Martin-Mealand Plan [of both the City Corporation and London County Council](#). This scheme was submitted to the [City Corporation](#) in 1956.

Simultaneously, a voluntary group called the New Barbican Committee prepared a scheme for the redevelopment of the area. The scheme was refused by the [City Corporation](#) and dismissed on appeal as it was considered that the vast commercial premises it proposed would greatly increase congestion in central London. The [then](#) Minister of Housing indicated in his decision that there would be advantage in creating a genuine residential neighbourhood in the [City](#), which incorporated schools, shops, open spaces and other amenities even if this meant foregoing profitable returns on the land.

The Corporation resolved to accept the Minister's recommendations and invited Chamberlin, Powell and Bon to prepare a revised scheme which was presented in November 1959. This scheme included flats and maisonettes, new buildings for the City of London School for Girls and the Guildhall School of Music and Drama, a theatre, concert hall, art gallery, lending library, hostel for students and young people, shops, restaurants, public houses, car parking space, as well as reserving sites for a swimming pool and a gym. The scheme was accepted in principle and the [City Corporation](#) undertook to construct the scheme itself. The elevated walkway system on top of the podium, designed to separate pedestrians from vehicles, was carried forward in the Martin-Mealand scheme of the mid-1950s and was an important consideration.

Chamberlain, Powell and Bon produced their first detailed plans for the Barbican [Estate](#) in 1956, which were revised in early 1959 and approved in December that year. In 1960, Ove Arup and Partners were appointed as structural engineers. Work on [the Barbican Estate](#) began in 1963 and would be dogged by industrial disputes. Gradually, however, the mammoth [estate](#) began to take shape. The first building to be completed was Milton Court in 1966, a ~~now-demolished~~ civic building [since demolished and replaced by the Heron](#). Next was the City of London Girls School in 1969, followed by a spate of residential blocks [and Barbican YMCA](#). The last buildings to be completed were the Barbican Centre and Frobisher Crescent, in 1982, ~~the former officially opened in that year by the Queen. That year, the Queen officially opened the Barbican Centre, describing it as 'one of the wonders of the modern world'.~~

~~Outwardly, the buildings of both Estates have hardly changed. Development has largely been subtle.~~ In 2010, Frobisher Crescent was converted from office to residential use. [In 2013-17, Blake Tower, the former YMCA, was converted into residential use.](#) In 2013-15, areas of the podium were resurfaced with bespoke clay pavers to match the originals. In 2018, Great Arthur House was re-clad to the original design. More obvious alterations are relatively minor in scope: a new canopy roof above Brandon Mews (1987) and the refurbishment of the lakes (2004) [, as well as the link building \('Yellow Shed'\) and the conversion of part of Exhibition Hall 1 to Cinemas 2 and 3 and Cote restaurant; Bridgewater Square, having been laid out as an amenity lawn with Barbican Wildlife Garden around 1974, was resurfaced in 1989 for use as a children's play area for the adjoining nursery below Bunyan Court. As a result, the original access steps from the podium were no longer accessible but remain under the steep spiral ramp and stairs now used to access the nursery.](#) In 1988, a footbridge was installed to link the Barbican Underground Station with the Barbican [Estate](#).

Long praised as outstanding examples of their kind, at the turn of the century the [estates](#) were recognised through listing. In 1997, buildings on the Golden Lane Estate were individually listed [\(other than the garages to the north of Basterfield House, the estate's workshop having been incorporated into the now-demolished City of London Adult Learning Centre some time ago\)](#) and in 2001 the entire Barbican [Estate](#) was designated a single listed building (all at grade II, except for Crescent House at grade II*). In 2003, the Barbican [Estate's](#) landscaping and spatial planning received additional recognition through its listing as a grade II* Registered Park & Garden; in 2020, the Golden Lane Estate received the same accolade at grade II.

Parts of this text derive from the Barbican Listed Building Management Guidelines

3. Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Barbican & Golden Lane conservation area. Development affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

Development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.

Legislation

The Civic Amenities Act 1967 gave local authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as an area: "of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 71 (1) of the Act requires the local planning authority to "...formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (see www.legislation.gov.uk).

National policy

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and which was last updated on ~~19 June 2019~~ [July 2021](#). Historic environment policies are detailed in chapter 16 which sets out the requirements for local authorities and applicants in relation to the conservation of heritage assets, including conservation areas. See www.communities.gov.uk. The Department for Communities and Local Government have published Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See:

[Gov.uk](#)

[Historic England](#)

London-wide policy

The London Plan (adopted 2021) forms part of the statutory development plan for the City of London and needs to be considered when considering development within the Conservation Area. The key policy is HC1 'Heritage conservation and growth' in Chapter 7 'Heritage and Culture'.

[The London Plan](#)

City of London policy

Planning policy for the City of London is contained both within the current adopted Local Plan (2015) and in forthcoming [Draft City Plan 2036, which is due to be published for pre-submission consultation in January or February 2021, following which it will be submitted to the Secretary of State](#). See www.cityoflondon.gov.uk for more information. Development proposals within the Barbican [and](#) Golden Lane conservation area must be considered in the context of the policies of the Local Plan 2015 (so long as it remains in effect) and the [Draft City Plan 2036](#). Within this framework, particular account will need to be taken of the following policies:

Local Plan 2015

CS10 Design

CS12 Historic Environment

DM12.1: Managing change affecting all heritage assets and spaces

DM12.2: Development in conservation areas

DM12.3: Listed buildings

DM12.4: Ancient monuments and archaeology

DM12.5: Historic parks and gardens

CS13: Protected views

Draft City Plan 2036

S8: Design

DE1: Sustainability Standards

DE2: New Development

DE3: Public Realm

DE4: Pedestrian Permeability

DE5: Terraces and Viewing Galleries

DE6: Shopfronts

DE7: Advertisements
DE9: Lighting
S11: Historic Environment
HE1: Managing Change to Heritage Assets
HE2: Ancient Monuments and Archaeology
S13: Protected Views

S14: Open Spaces and Green Infrastructure

[S23 Smithfield and Barbican](#)

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Designated heritage assets

Many parts of the [eEstates](#) are already designated as heritage assets, as follows:

Listed Buildings

Grade I

Church of St Giles

Grade II*

Crescent House

Grade II

Barbican Estate

Dorothy Annan Murals, [CromwellSpeed](#)

[WalkHighwalk](#)

Great Arthur House

Cuthbert Harrowing House

Cullum Welch House

Bowater House
Golden Lane Community Centre
Bayer House
Stanley Cohen House
Basterfield House
Golden Lane Leisure Centre
Hatfield House
[Sir Ralph Perrin Centre](#)

Designated Landscapes

Barbican Estate (grade II*)

Golden Lane Estate (grade II)

Scheduled Ancient Monuments

London Wall: [section of Roman and medieval wall and bastions](#), West and North of Monkwell Square

The buildings and spaces on the [eEstates](#) are thus already protected in that, in the exercise of planning functions, special regard must be had to the desirability of preserving listed buildings [and/or](#) their settings. Conservation area status, following designation in 2018, requires that in the exercise of planning functions, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area.

Shortly after the buildings were listed, Listed Building Management Guidelines were developed for the Estates. These form the City Corporation's Management Strategy for the listed buildings and inform this document. The Listed Building Management Guidelines have been adopted by the City Corporation as Supplementary Planning Documents.

Non-designated heritage assets

These are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate.

Archaeology

The City of London is the historic centre of London, with a rich history of monuments and archaeological remains surviving from all periods. It is an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement, with some evidence suggesting earlier occupation. The development of the City is contained within the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential, unless it can be demonstrated that archaeological remains have been lost due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals, will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to the Archaeology and Development Guidance SPD (2017) for further information.

The Barbican & Golden Lane Conservation Area includes significant stretches of the Roman Fort and Roman and medieval London Wall, a Scheduled [Ancient Monument](#), [all of](#) which were incorporated into the landscaping of the Barbican Estate. The surviving walls and medieval bastions are striking examples of the development of the defensive wall and its later incorporation into buildings as [the City of London](#) grew. There is high potential for remains of features associated with the wall, such as the external bank and ditches and intra-mural road to survive, as well as structures and buildings within the Roman Fort. Medieval burials [may survive](#) in St Giles Cripplegate churchyard and the Jewish Cemetery, part of which survives as a raised feature on the west side of the wall and from the non-conformist Cupids Court burial ground, now Fann Street [are likely to survive](#). There is potential for [the survival of](#) post-medieval remains of Bridgewater House under Bridgewater Square, which was formed over part of its site.

Sustainability and climate change

The City Corporation is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. [In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.](#) In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. [In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.](#) [Aspirations to improve the energy sustainability and biodiversity of the two estates which form the conservation area must be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings and registered landscapes.](#)

Issues specifically relevant to the Barbican & Golden Lane conservation area include:

- [To minimise the risks of flooding elsewhere in the City, new development schemes will be expected to](#) [New development relating to the podium and other surfaces throughout the conservation area should, where appropriate,](#) make use of [appropriate](#) rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) [and urban greening should be increased if this can be achieved without conflict with the designed landscapes.](#)
- The predominance of hard surfaces across the Estates may result in a tendency towards overheating. Opportunities [should](#) be sought to raise the level of urban greening to support biodiversity and wellbeing and combat increased temperatures as a result of climate change. [This aspiration will be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings.](#)
- The City is an air quality management area for fine particulates and oxides of nitrogen, and monitoring shows poor air quality in Beech Street. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability such as residential areas and childcare facilities. [In March 2020, an experimental traffic scheme began at Beech Street to address the very high levels of air pollution in this part of the conservation area. Between March 2020 and September 2021, an experimental Zero Emissions scheme was implemented on Beech Street. This temporarily improved air quality and pointed the way forward to long-term enhancements of this part of the conservation area.](#)

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a Climate Action Strategy 2020-2027 which highlights the actions needed to enable the City to cope with changing climate.

Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See [City of London Corporation](#)

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4. Boundary and Fringe

Wards: Aldersgate and Cripplegate

Designation

The conservation area and its present boundary were designated in October 2018.

Immediate setting

The conservation area is situated ~~in the north of the City at the City's northern edge~~, partially neighbouring the London Borough of Islington. Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to mid-rise) and subject to frequent change and renewal.

Boundary

~~To the north-west, north and north-east the~~ boundary ~~to the north of Beech Street~~ is largely that of the City boundary with the London Borough of Islington. ~~Development within Islington is managed by the London Borough of Islington, but for where it moves west to the Barbican Wildlife Garden and to follow the Barbican Estate boundary thereafter. To the south, the boundary follows that of the Barbican Estate, with the addition of the Scheduled Ancient Monument to the west of Monkwell Square. Development within Islington affecting the setting of this part of the conservation area is therefore outside the City's planning control.~~ To the north the setting is typically low-rise and a mixture of modern and historic buildings, disposed upon a traditional street pattern. To the east there is a mixed townscape of mid-rise, post-war housing schemes, open spaces and more traditionally scaled buildings of various periods and uses. To the south, there is a hinterland of large post-war buildings and a scattering of heritage assets: the scheduled stretches of the Roman and medieval City wall and the Cripplegate under the roadway, the Salters' Hall, remains of St Alphage tower and the Minotaur Statue (all grade II listed). To the west, a modern tract of townscape along Aldersgate Street, ~~including the Barbican Underground Station (rebuilt from a WW2 ruin in 1988), and the grade II listed National Westminster Bank, with glimpses beyond of Smithfield, and Charterhouse Square and Goswell Road.~~

Between the Estates

The Estates were designed as separate, self-contained entities and read as such. Between them, within the City, is a fragment of historic street network with a small group of largely modern buildings. Most of these are of no special architectural or historic interest but there are two exceptions: the Jewin Chapel, opened in 1960 and a non-designated heritage asset, and the Cripplegate Institute of 1894 (with a modern extension), a grade II listed building.

5. Buildings, Open Spaces and Public Realm

The Barbican and Golden Lane eEstates are a striking zone of Brutalist and Modernist architecture in the heart of central London. The Golden Lane Estate was one of the first post-war housing projects to move on from the traditional style of public housing which gained popularity throughout the interwar period. It employed fresh, modern forms to striking effect, audaciously blobbed with colour to emphasise the move away from the blitzed past. Its sibling successor, the Barbican Estate, went further in its rejection of traditional architectural norms. This brutal – brutalist – mass of concrete reimagined the traditional townscape with a series of airy walkways intermingling with dramatic, sculptural buildings, rushing water and verdant planting.

In themselves, the two eEstates are highly significant. But the side-by-side juxtaposition of them allows for a wider story to be told: the development of building construction technology and standards, the evolving post-war notions of architecture and spatial planning and the increasing powers and maturity of their architects Chamberlain, Powell and Bon. Furthermore, the eEstates are monuments to the shift in the public consciousness and appetite for different lifestyles emerging in the twentieth century and accelerated by WW2the Second World War.

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of over fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments needed when ensuring they can while continuing to adapt and respond to the external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all.

In addition to the post-war eEstates, the conservation area contains a fragment of older townscape: Bridgewater Square, laid out in the eighteenth century and once part of the sixteenth century Bridgewater House (destroyed by fire in 1670) and garden. Acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now and new-protected under the London Squares Preservation Act 1931 (amended 1961).

a. Golden Lane Estate

Introduction

Golden Lane Estate was designed to accommodate a community of essential workers (e.g. policemen, married nurses, and caretakers etc) and meet all their needs within the site boundaries. The intention was to create a densely packed residential site with 200 persons to the acre with a high number of small residential flats and a variety of community amenities. On completion, the number of residential units totalled 559 flats and maisonettes, community centre, nursery, tenants' hall and playground, leisure centre including a swimming pool, badminton court (now a tennis court), gardens, open spaces, a line of shops and a public house.

The original design for Golden Lane Estate was dominated by a block eleven storeys high with twelve low blocks and a community centre arranged around a series of courts. The design was modified over the nine years it took to build from the competition entry submission in 1952 due to the original site being extended and, in 1955, with the increase in height of the tallest proposed block, Great Arthur House. The changes resulted in a much less symmetrical scheme and an evolution of design aesthetic. Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s and the ideas explored in the design of this building had a significant impact on the development of the Barbican Estate.

This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new kind of urban network.

Powell claimed that 'there is no attempt at the informal in these courts. We regard the whole scheme as urban. We have no desire to make the project look like a garden suburb.' (Architectural Association Journal, April 1957)

Overall character and appearance

The Estate comprises residential blocks disposed around the community spaces within the heart of the Estate. The site boundaries did little to reference the surrounding built form, architectural styles or character which made it a strong architectural statement, defiantly urban in character. While coherence and continuity are maintained throughout the estate, each building type has a distinctive architectural signature, avoiding the anonymity of many subsequent local authority housing developments. Of particular

note is the perceptible development of the architectural language used from the estate's inception in 1951 to its completion in 1962. [There is a striking](#) contrast between those buildings designed and completed during the earlier phase – Great Arthur [House](#) and Stanley [Cohen](#) Houses, the initial four east-west maisonette blocks and the community centre – and the final block completed, Crescent House, [is striking, with Cullum Welch House appearing to occupy a transitional position.](#)

The influence of the architectural language of Le Corbusier is evident throughout the estate, from the light, ribbon windows, pilotis, the omission of ornamentation in favour of expressed structural details, the fine, simple design of the leisure centre to the tougher pick-hammered concrete and segmented curved canopy of Crescent House. The roof and terrace profiles of the buildings of the estate, visible from many vantage points, have a strong sculptural and material identity.

[The ensemble of spaces and buildings and the experience of composed sequential views has been described as 'reminiscent of Gibberd's estate of 1944-1949 at Somerford Grove, Hackney \(altered\)' which has informed by George Cullen's planning principles of designing to Townscape principles.](#)

Grid Architecture

The character of Golden Lane Estate is defined by the combination of monumental scale housing blocks and the spaces in between with views dominated by the interaction of vertical and horizontal planes set at right angles on a grid plan form, expressing sharp geometry and modernist aesthetic.

[The estate is more open in feel than the Barbican Estate. Rather than the latter's more formal entrances, fortified within boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on pilotis, all of which create permeability at ground level.](#)

Levels and Layers

The Estate is made up physical layers which are revealed and emphasised by sculptural elements; the lower-level parking layer is revealed by large circular concrete air shafts which create dramatic light shafts at the lower level and present as sculptural forms in the landscape at grade. The [building entrances and private outdoor spaces](#) are often sunken which create a protected and intimate environment for residents and users of the buildings, contrasted with the more open spaces which seamlessly connect into the public realm such as on Aldersgate [Street](#) and Fann [Street](#). The changes in level are characterised by wide stairscapes or sculptural ramps in the landscape. These complement the large sculptural building elements such as the roof of Great Arthur House and the lightwells within Crescent House and the parking level below all of which make up the composition and experience of the Estate.



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Looking towards Cullum Welch House (L) and Great Arthur House (R), with Basterfield House glimpsed in the distance. 



Parking and garaging below. Note the striking presence of sunlight through the circular lights. 

For Locals

Golden Lane is more open in feel than the Barbican. Rather than the latter's more formal entrances fortified with boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on Pilotis, all of which create permeability at ground level. However, although designed on a basic grid form, the experience of way finding through the estate is far from simple. This quality gives it its insular nature and clearly divides the public as visitors, who are likely to struggle navigating by sight, and residents / frequent users of the buildings as locals who are familiar with the layout.

Architecture and spatial planning

From the Listed Building Management Guidelines

The Golden Lane Estate demonstrates to a remarkable degree clear planning and definition of spaces – private, public, community, retail, pedestrian and vehicular – which are nevertheless interrelated and interconnected.

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate.

The entire estate interior was originally designed for pedestrian use only, with no vehicular traffic at ground level, leaving large areas of the site as open space. This was one of the earliest examples of this strategy.

As much attention was paid to the form and function of the hard and soft landscaping of the courts as the buildings surrounding them. In some cases they were conceived as an extension of living space – illustrated in particular by the south elevations of the maisonette blocks, Basterfield, Bayer, Bowater and Cuthbert Harrowing Houses, which have steps from the ground floor maisonettes to the lower-level landscaped courts. The external spaces are as important to the character and special interest of the estate as the buildings themselves. The estate is distinctive in its diversity of building types. It combines a variety of

architectural forms – each with its own specific qualities and characteristics – which develop from and complement each other. This is explained in part by the fact that, while coming together to form the practice of CPB, each of the three architects was individually responsible for different components of the estate: Geoffrey Powell for the overall layout of the estate, the external landscape, Stanley Cohen House and the community centre; Peter Chamberlin for Great Arthur House; and Christof Bon for the maisonette blocks—~~names~~.

All the buildings of the estate are characterised by a strongly defined geometry. Volumes and elevations are formed by a variety of components, including clear and coloured glazing; aluminium and timber window frames; brick cross walls and piers; concrete floor slabs; and concrete balconies and balustrading. The materials and components of the roofs, façades, balconies and landscape surfaces combine to create an architectural language which is both specific to each type of building and also homogeneous across the Estate.

Among the most striking elements are the glazing and glass cladding, and the extensive use of fair-faced, pick-hammered or bush-hammered concrete. Many finishes are finely detailed, such as slender aluminium window frames, while others are more robust, such as black tubular handrails around the courts. The original distinctive and innovative cast aluminium signage – house names, numbering and wall-mounted bas-relief plaques – provided a consistent scheme throughout the estate.

Individual elements

Buildings

Great Arthur House

In some ways the architectural anchor of the estate, Great Arthur House is the most outstanding and dominant of the residential blocks, using bright yellow cladding panels, rising above all other buildings within the complex and ~~crowned domed~~ with an impressively sculptural roof. Unlike the other residential blocks, ~~apart from Cuthbert Harrowing House and Bowater House~~, which interlock together, Great Arthur House stands in ~~a rather~~ splendid isolation. ~~There are~~ large forecourt spaces to the ~~e~~East and ~~w~~West of the building ~~are spacious~~, allowing an appreciation of the building's entire silhouette and height. Despite its scale, the building makes use of ~~a lofty roof canopy~~ aluminium and glass prefabricated, panelled elevations, which appears to float above ~~the~~ under-croft, giving it a sense of lightness. This is contrasted with the use of solid painted concrete elements; the projecting balconies on the East and West elevations and the bright yellow ~~full-height external vertical~~ columns which run the length of the building can be glimpsed from the ~~n~~North and ~~s~~South elevations. Further contrasts are drawn between the curvilinear roof and the soft lines this creates on the skyline with the graphic grid of the elevations below it. The curves in the roof recur at ground level in the air vent and rotunda landscape features.

Great Arthur House was a fundamental element in the estate's design, as emphasised by its rooftop canopy and other features. It was the first tower to exceed the 100ft height restriction and was for a time the tallest residential building in London, ~~later exceeded by the Barbican towers~~.

~~The~~ ~~its~~-recent refurbishment of ~~its~~ cladding panels and windows ~~on the east and west elevations of the building has both throughout the building has~~ revitalised ~~its~~~~the~~-architectural impact ~~of this building~~ and sustainably extended its lifespan.

Crescent House

Completed last in the second phase of the masterplan, Crescent House is distinct from the other low rise ~~terrace housing~~ blocks in its architectural language and form. Unlike the other residential blocks, Crescent House deviates from the grid plan ~~as its canopy~~ and follows the sweep of the curve of Goswell Road ~~on its west elevation and, like Great Arthur House, comprises two rows with the row along the east elevation following the grid pattern inside the estate. Although the building and~~ does not make use of primary coloured panels to accent the elevation, ~~the square bay windows with white panels, which contrast with the curve, and the coloured box section downpipes achieve a similar result~~. The ~~barrel-vaulted~~ roofscape is perforated by ~~lightwells along the length of the building. Internal corridors run the length of the building at first, second and third floor levels, with the latter under the light wells. At each level, the corridors widen out to form lift lobbies and links to Cullum Welch House in the south and Hatfield House in the north, which apartments pivot around; The external~~ dark wood window frames deviate from ~~the primary colours and~~ the aluminium framed windows which characterise the rest of the estate. These ~~different~~ elements illustrate transition to a new architectural style and influenced the approach for the Barbican ~~Estate~~ which ~~followed on from Milton Court~~~~preceded~~. The ground floor is particularly different because it is designed to be ~~both outward- and inward-looking, with an active, setback~~ frontage ~~to Goswell Road under a colonnade~~

formed by the flats above, supported by black piloti and, because of the shops and public house, a more direct engagement with the street than the other blocks.

Terrace Residential blocks

The residential blocks comprising Basterfield, Bayer, Bowater, Cullum Welch, Cuthbert Harrowing, Stanley Cohen and Hatfield Houses are arranged in an interlocking grid to form the north and east boundaries of the estate and the inner series of courtyard spaces. The separate Bowater and Cuthbert Harrowing Houses are along the south boundary. These blocks follow a common formula of long oblongs with clearly defined front and a rear elevations exhibiting resident balconies and windows contrasting with the short flank elevations being much plainer and expressed circulation routes such as communal stairwells. Each building has its own graphic articulation but all are common in their expression of large windows, primary coloured panels (apart from Stanley Cohen House), horizontal slabs and vertical sheer and partition walls which interweave in different configurations, often with circulation expressed on the elevations which is also exposed to the elements.

Facilities

Crucial to creating a self-contained community at Golden Lane was the provision of amenities: the community centre, Sir Ralph Perrin Centre, the leisure centre, the Shakespeare public house and the parade of shops. The leisure centre is a particularly important component of the estate, both in its design and planning and in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. The community centre was interpreted as the nucleus of the scheme, the focus on the social life of the estate and placed centrally in the main pedestrian piazza. This has recently been sensitively refurbished by Studio Partington and is once again at the heart of the Golden Lane Estate. [LE](#)

From the listed building management guidelines

The shops underneath Crescent house were designed to be double fronted, engaging with the public realm on Goswell Road and the upper terrace of the court facing into the estate.

The design of these buildings is distinct from the residential blocks: their purpose as a communal amenity is articulated by their accessible and low rise scale and nature, the heavy use of glass particularly in the leisure centre and shops creates an openness and transparency with views through the buildings.

The simplicity and lightness of the form of the recreation buildings are reinforced by a limited palette of black and white and absence of primary colours used elsewhere in the estate.



Looking along Cullum Welch House at Great Arthur House

Open spaces

The architects (namely Powell, a keen gardener) conceived [the](#) landscape and buildings as one. The guiding philosophy was to subvert the traditional street by substituting roads with a streetscape of hard and soft geometric forms. The [opportunity requirement](#) to include basement [flats under Hatfield House and](#) storage under the [residential tower](#) blocks led the architects to make use of the deep basements left by bombed out buildings to produce an urban landscape on varying levels which undulates through the Estate.

The external landscape was carefully designed by the architects around a series of courts, each with its own distinctive character. Some are more formally set out within defined boundaries of the residential blocks, using landscape elements such as planting, hard surfacing [and](#), water to create patterns intended to be viewed from above as a fifth elevation from the residential apartments above, while others bleed freely into the public realm. In all the spaces, there is a coherence and reference to the limited palette of materials and colours, monumental spaces contrasted with smaller human scale elements and graphic aesthetic of the building elevations.

Since completion ~~there has been~~ small changes [have been](#) made to the estate, but original designs have broadly survived. The garden areas and features, such as the bastion, children's play area, [Great Arthur House's](#) roof-top garden, are still extant and are important contributors to the character of the [eEstate](#). They

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are an integral part of the composition and interplay of ornamental garden and hard landscape and are used much in the same way.

The layout of the blocks in the estate shapes the viewer's experience of a sequence of views which narrow and widen as they move through the series of courts. The spaces become noticeably more intimate at the centre of the estate where they are enclosed by the residential blocks, sunken and surrounded by the apartment balconies above.

[Recently, residents of the estate have created allotments in the area between the Sir Ralph Perrin Centre and the former Richard Cloudesly School site, with the assistance of a supermarket community funding scheme. 'Golden Baggers' have won several Royal Horticultural Society London in Bloom awards, as well as being accessible to the public in Open Garden Squares Weekend and London Open Gardens.](#)



[Looking east between Basterfield House \(L\) and Bayer House \(R\)](#){placeholder-image}

Ecology and Trees

There are several notable trees on the Golden Lane Estate:

- A fine semi-mature *Cedrus deodara* on the lawn in front of Basterfield [House](#) (planted in the early 1990's);
- A *Fagus sylvatica* 'Dawyck' at the level change between the Rotunda and the Great Arthur [House](#) east forecourt (1990's [else](#));
- *Catalpa bignonioides* (a replacement for an earlier one) north of Cuthbert Harrowing [House](#);
- The formal double row of trees along the Fann Street boundary of the [Great Arthur House](#) A west forecourt was predominantly *Robinia pseudoacacia* but is now a mixed group of tree species, including some of the 'originals';
- [The large acer on the corner of Fann St and Golden Lane is on the Estate land although it reads as a street tree;](#)
- There are a number of mature cherry trees (very associated with '60s planting tastes) in the sunken garden south of Bowater [House](#) and some more in the planting south of Hatfield [House](#).

The pond and the reclaimed giant roughhewn stepping stones have a somewhat Japanese-inspired feel. The small beds incorporated in the paving and grass pattern near the pond were once intended to have single colour bedding plants in them to accentuate the ground plane treatment, to be viewed from above.



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[Two views, historic and modern, looking west at the Community Centre with Great Arthur House in the background](#)

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Public Realm

Much of the estate looks inwardly away from the surrounding public realm with only gaps in the building frontage allowing passage and glimpses through the estate. The transition between the public realm and the estate boundary is not formalised, despite it being ostensibly private except from the north, with but the permeable boundaries along the west and south and to a much lesser extent the east, the infilled portal and gates onto Golden Lane, such as the pilotis under Crescent House and the portal, now infilled, on to Golden Lane provided informal gateways. The exception is the line The parade of shops beneath Crescent House, which terminates with the Shakespeare pub on the corner of Fann Street. This directly engages the street with active frontages and creates a busy space for workers/businesses, residents and the public alike to inhabit.

Materials and colour palette



Looking north-west from outside the Community Centre at (L-R): Great Arthur House (yellow), the Leisure Centre (white), Hatfield House (blue) and Basterfield House (red){placeholder-image}

The texture and colour of the facing materials were key aspects of the design of the estate Golden Lane. Pick-hammered concrete and expressed loadbearing brick crosswalls gave depth to the elevations while the use of opaque glass cladding created interest through colour. As the architects' ideas developed, the design of the blocks became more robust and textured with bush-hammered concrete that was later used on the Barbican Estate.

Strong colours are used to powerful effect throughout the estate. The original colours – primary colours and black, white and grey – reflect the architectural ethos of the time (and provide continuity with other contemporary Chamberlin, Powell and Bon projects). The concept behind the scheme was to use strong colours for curtain walling, combined mainly with black and white, with occasional use of strong colours for painted surfaces, such as tomato red.

The materials and components used are an important element of the estates character and special interest. The architects deployed considerable variety in materials and components to create richness and contrast, also as they evolved their architectural style. Generally, the materials and detailing chosen by the

architects – including ambitions and innovative elements such as vertically sliding windows to the [terraced maisonette](#) blocks – have been remarkably successful, proving to be robust, durable and effective for over half a century.

Among the most striking elements are the glazing and glass cladding, within an aluminium framework, of [Great Arthur House](#), ~~repeated in and~~ the maisonette blocks]. The use of bright primary coloured glass cladding – in yellow, blue and red – provides a distinctive signature to those buildings completed during the first phase.

The extensive use of concrete – fair-faced, pick-hammered or bush-hammered – also distinguished many buildings on the estate. Much of the concrete was intended to be left exposed but, because of uneven weathering, was subsequently painted. In some cases, however, such as [the club rooms](#), Cullum Welch and Crescent Houses, it has remained unpainted. Pink brick and blue or purple engineering bricks were used extensively for load-bearing and other walls. Full-height glazing and slender concrete columns or *pilotis* as structural support for the swimming pool and [gymnasium-leisure centre](#) result in a very different aesthetic. Similarly, panels of black and white tiles on the east and west elevations of the community centre provide a distinctive quality to that building.

Many of the finishes are finely detailed, such as the slender aluminium window frames of the earlier residential blocks, and the mosaic tiles employed on Crescent House. In other cases, more robust materials are employed, such as the black tubular handrails used around the courts.

In their choice of materials, the architects contrasted those elements required to be strong, such as structural concrete, load-bearing walls, or guard rails, with more delicate elements such as windows and spandrel panels. 'We feel strongly that other values besides refinement should be pursued, particularly clarity of form and – sometimes – robustness... This contrast between the rough and the smooth, the bright and the dull – even between the clean and the dirty – creates a tension which is the essence of architecture – when the choice of materials and the balance between them is right of course!'

Management Strategy

The City Corporation's management strategy for the Golden Lane Estate has already been partially formulated and published in the Golden Lane Estate Listed Building Management Guidelines 2013. This considers the Estate as a whole, individual blocks, spaces and landscape as well as abstracted themes, such as Colour and Transparency, which are common to the estate elements.

A listed building guide specifically for residents was published in 2008 with the intention of enabling a better understanding of the implications of doing work to their listed homes and providing a practical guide through the permission process.

Potential Enhancements

The post-war, modernist character of the Estate has survived well. Small-scale enhancements to urban greening, lighting and wayfinding could all help to enhance the Estate yet further, alongside ongoing projects of repair and maintenance of the fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

b. Barbican Estate

Introduction

Built between 1962 and 1982 for the City of London Corporation to designs by the architects Chamberlin, Powell and Bon, the Barbican Estate is a sprawling, mixed-use development arranged upon a raised pedestrian podium above ground-level car parking. Prevaillingly residential, with over 2,000 flats, maisonettes and terraced houses of varying configurations, the estate incorporates schools and arts buildings: the Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls, as well as shops, offices, the two exhibition halls, two cinemas, a restaurant and business centre. Additionally, the medieval church of St Giles is located within the southern part of the estate.

Nearly fifty years on, the Barbican Estate still feels quite futuristic. It is a successful twentieth-century architectural experiment, for various reasons: the integrity and skill of the architectural vision – in plan and detail – and its faithful execution, the single ownership of the site, the continuous investment in maintenance and repair, the prominent central London location and residential community. Because of its success, the Barbican has avoided the feeling of datedness and obsolescence that has dogged brutalism in other cities (e.g. Rodney Gordon's Tricorn Centre in Portsmouth, now demolished).

However, the Barbican is both a piece of city and a stand-alone set-piece. It is entirely different in disposition to the more traditional surrounding streets. And the estate cannot really be critiqued like an area composed of ordinary streets with individual buildings that contribute or not to its character and appearance. Because, externally, it has undergone very little alteration (apart from modest works to the civic buildings), the Barbican has the inner integrity of a single composition and consequently should be considered as such.

With Golden Lane Estate, this quality sets it apart from other conservation areas in the City, which are aggregates of many individual buildings (arguably, with its blocks conjoined by the podium, the Barbican is a single building) and spaces of varying qualities, rather than a single composition. Unlike other conservation areas, the development pressure is very different. There is little prospect of substantial external change in the Barbican. Rather, development pressure is likely to come in the form of adapting and modernising the whole as technologies and patterns of behaviour change.

The individuality of the Barbican goes beyond its city context, for it is not quite like anything else even in London. It is like an amalgam of the Brunswick Centre and Alexandra Road Estate, London Borough of Camden, and the Trellick Tower in the Royal Borough of Kensington and Chelsea. As a piece of masterplanning and architectural design, the innate quality of the Barbican has been recognised by its 2001 listing; also, by its survival comparatively unaltered (although this has to do as much with the entire Estate being under the control of a single body, the City of London Corporation).



Looking west over the Barbican Estate.

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Overall character

The Barbican Estate is characterised by its singularity of composition, enormity of scale and sublimity of effect. It is less an aggregate of individual buildings and more a single, consistent piece of architecture that expresses its basic formula (bush-hammered concrete, orthogonal forms, lateral or vertical emphases) in a series of building typologies that are arranged to produce effects of void, depth and awe.

It's also a very well executed concept, with no lessening of the effect anywhere within the eEstate. This is partly a testament to the generosity and skill of its creators and partly to the way it has been maintained since it was built. The quality of execution ensures that, for the pedestrian, the estateBarbican is an immersive experience, with no let-up of the sense of navigating through a new piece of city.

This summed up well by the routes into the estateBarbican, most of which lift the pedestrian off ground level. It can be a challenging place to approach and orienteering within can be difficult for those unfamiliar with the eEstate. This is because ~~it~~the Barbican does not possess the traditional townscape of streets and junctions framed by buildings. Indeed, part of the point of the estateBarbican was to upend this traditional configuration. Here, there are no carriageways, and footways pass under, over, through buildings, instead of past them.

Architecture and spatial planning

From the Listed Building Management Guidelines

In successfully combing such a wide variety of uses across a large estate of dense, high quality housing, the Barbican Estate is a unique example of coherent inner city planning of the post war era. It also combined the key planning themes of highwalks and megastructure, both favoured planning strategies of their time.

The planning of the eEstate as a complete composition, the placing of the towers with their distinctive silhouettes, the form of, and relationship between, the lower scale housing blocks and the spaces and other uses all contribute to the eEstate's special architectural interest. While the residential towers of Lauderdale,

Shakespeare and Cromwell with their saw-toothed balconies proclaim the Estate far beyond its immediate boundary, it is the smaller scale building set around landscaped courts that create and an ambiance of the eEstate itself.

The geometric order of the buildings and spaces is a strong feature of the estate when read in the context of the City plan and the discipline of its planning in contrast to its surroundings is equally legible in three dimensions. The formal composition of buildings around a series of spatial 'reservoirs' balances a sense of segregation from the city with its actual proximity, enhanced by the highwalk connections.

Despite the high density of the scheme the civic scale and grandeur of the main spaces with their interpenetrating views prevent the development from feeling oppressive. Routes traversing the eEstate are provided between, through and under building and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the eEstate.

The architectural vocabulary of the residential buildings, incorporating such features as planting balconies and white barrel-vaulted roofs, distinguishes these buildings from the others on the eEstate. However, the overall plan form of the Barbican, and the integrated relationship between buildings, spaces, lakes, podium walkways all contribute to the special value of the composition as a totality. The structural expression of the individual buildings on the Estate, the scale and rhythm of columns, edge beams and the consistent use of a limited palette of selected materials – bush hammered concrete, brinded brickwork, metal and timber framed glazed panels and screens are all particularly characteristic.

The architects explored Brutalism in the Barbican design which they had experimented with in some of the later phases at Golden Lane. The Brutalism movement was associated with the honest use of materials, mainly exposed concrete, and expression of form, function and spaces. Bush hammering, where the surface of the concrete is altered using a power hammer with a special head to expose the aggregate, is used across the eEstate. It gives buildings distinctive form and texture and is an important characteristic of the eEstate.

Individual elements

Slab blocks

The most numerous building type in the [estateBarbican](#). They are in most cases roomy and mid-rise in height. Set on various alignments, these form different incidents – from formal green spaces like Thomas More and Speed Gardens to more informal, harder-landscaped spaces. There is a horizontal emphasis. On the elevations, strong horizontal lines of concrete are slatted with windowbox colour and hardwood aperture frames. Eyelike semi-circular dormers are paired and evenly distributed across the roof, belonging only to the slab blocks and helpful signifiers of their residential function. All of this raised above podium level on thick, gnarly columns to allow people [to move freely](#) below.

In the South Barbican, the slab blocks are: Andrewes House, Defoe House, Thomas More House, Speed House (all the largest, all on a lateral alignment), Gilbert House, Seddon House, Mountjoy House and Willoughby House (all on a vertical alignment). These form [a strong two separate](#) interlocking groups that on plan resemble two symmetrical squares. Navigating the central areas of the [estateBarbican](#), the feeling is always of being surrounded by them; their insistent laterality provides the foreground and background to a user's experience.

In the North Barbican, the slab blocks are: John Trundle Court, Bunyan Court, Bryer Court, Ben Jonson House and Breton House. These form a more irregular group than those in the South Barbican; the first three forming an informal garden court and the second two reading more as two blocks linked at right-angles. Because of this, these slab blocks are a less immersive experience than those in the South Barbican; instead they read more as individual buildings to be appreciated from certain vantages.

A unique example of the type is Frobisher Crescent, in which the formula is applied on a semi-circular crescent instead of orthogonal form. [Its design is drawn from the pre-WW2 layout of Jewin Crescent, a lost street on the sites of the City of London School for Girls and Thomas More Garden.](#) Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition.

Towers

Perhaps the most distinctive parts of the [estateBarbican](#), the towers advertise its presence on the skyline and provide for the most dramatic architectural set pieces within. All that concrete fixed so high up in the air could be crushingly oppressive, but fortunately the towers' skyline presence [is](#) redeemed by skilful and emphatic architectural treatment: strong verticals crashing to earth and rows of sharp balconies forming serrated edges. In many views, the vertical towers collide satisfyingly with the horizontal slab blocks.

Their irregularly triangular plan forms mean that their profiles are pleasingly varied and dynamic. They are the most overwhelming parts of an overwhelming whole.

These three towers are evenly spaced along a lateral axis on the divide between the North and South areas. From west to east, they are Lauderdale Tower, Shakespeare Tower and Cromwell Tower. To the north of Beech Street is another, the Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was originally conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others.

Houses

Echoing the traditional building forms lost to the war, the houses are of varying sizes and configurations but take as their general principle that of the traditional terraced house. Their materiality and detailing differs from the larger slab blocks: for their external walls they tend to employ brick or tiled finishes, rather than the bush-hammered concrete; they are differently fenestrated. Nestled against larger slab blocks are Lambert Jones Mews and Brandon Mews, while The Postern and Wallside are terraces to the southern end of the estate Barbican frame views of the Roman and medieval City Wall.

Public Realm, Open Spaces and Trees

Sprawling across most of the whole Estate is the podium – a mauve plane running around and between the blocks, stepping up from South to North as it traverses Beech Street. The podium is accessible by the public and the majority of it is designated as City Walkway. The tones of the original clay tiles subtly vary from purplish mauve to an orange hue; as the podium, despite being raised, was designated as 'ground' level, and therefore was floored with fired earth. This unified treatment ties virtually the whole of the estate together at pedestrian level. Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divides the north from the south, as well as the Breton Highwalk and relics such as tombstones and lampstands echoing the previous urban forms on the site.

Within the Estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed Gardens and the Barbican Wildlife Garden. Although not part of the public realm, they provide important visual relief in their proliferation of greening and trees and consequent contribution to the estate's biodiversity. From the outset, large, predominantly deciduous trees were specified for the Barbican Estate as a foil to the buildings (including Acacia, Fraxinus, Ailanthus, Horse Chestnut, Catalpa, Tilia Euclyora, Maple and London Plane) and small trees which provide useful enclosure of the space and for the detail value of flowers and leaf at lower level. The positioning of some of the larger trees in the lawn areas is related to large constructed root troughs incorporated in the roofs of the underground car parks.

The two lakes (originally a single lake) not only add colour and interest to the estate, but also contribute to its biodiversity and amenity value. The igloos on the north of Andrewes House, the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of formal and informal water features, a vital component of the estate.

The qualities of the podium underscore the Estate's distinction from the surrounding streets outside the conservation area. Indeed, the consistent, purplish groundscape is atypical in conservation areas, which generally feature traditional highway paving treatments and forms. With the architecture, the podium emphasises the estate Barbican's modernity and conceit as the next chapter in the story of a city. Below the podium, at true ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments. The major public realm focal point at this level is Beech Street, a long, linear public highway road which carries vehicles under the Barbican Estate. It takes the form of a narrow dual-broad carriageway flanked by narrow footways on both sides and is heavily vehicular in character; lidded by the podium and Beech Gardens above, Beech Street experiences high levels of air pollution and offers a poor pedestrian experience. Something the Colourful - Colourful panels on the walls attempted to relieve the space but with limited success. The now-removed Brutalist Tapestry, a kinetic and interactive installation by Jason Bruges Studio in 2018 was similarly unsuccessful in ameliorating the pedestrian experience. In 2017 two a-works, allegedly by the graffiti artist Banksy and the American artist Danny Minnick, appeared on the walls of the two exhibition halls on the opposite side of Golden Lane, at its junction with Beech Street, at the junction with Golden Lane.



[Looking north across the lake to the Guildhall School of Music and Drama, with Gilbert House to the left and Speed House beyond.](#)

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Open space in the [estate Barbican](#) is not just confined to the podium, though. As mentioned, the blocks disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings. These are vital elements in the overall composition of the [eEstate and its contribution to biodiversity](#). As well as accentuating the dramatic architectural treatments and allowing combinations of intriguing views, the 'voids' provide vital breathing-space from the [Bbrutalism](#) of the architecture and the materials. Without the plentiful greening and water-features, the [eEstate](#) would be too gaunt and forbidding, while the architectural fragments from earlier ages – newly framed – are a remind of the phases of history [preceding it, here before the Barbican](#).



Civic Buildings

At the upper end of the South Barbican are disposed civic buildings of an outwardly familiar but quite different architectural vernacular. Completed in 1969, the first element to be finished, the [City of London Girls' School for Girls](#) was, initially, a low, L-shaped block—a low rectangular block with strong vertical brick piers and horizontal concrete bands forming a fenestrated grid. [One arm was the main school block while the other served as the prep block, adjoining Thomas More Gardens. The prep block was supported by cloisters and its roof form the podium access to the main school block. Combining as it does both horizontal and vertical emphases and materials otherwise used on separate typologies across the Estate, it stands apart from the architecture. There has been some infilling and westerly extension, but of a low and extremely muted kind. Subsequent additions include \(1988-1991\) the construction of the CDT block, partly in and infilling the cloistered area under the prep block, and partly alongside the lake; \(1991-1994\) in addition to internal alterations, the damming of the lake under the main school block and roof extensions to provide additional internal space; \(2001-2004\) the construction of the sixth-form centre at right-angles to the prep and CDT blocks and \(2012-2013\) the infilling of the lightwell on St Giles Terrace to provide more internal space and terrace planting.](#)

Located to the north-east of Gilbert Bridge, the Guildhall School of Music and Drama comprises a series of mauve brick projections, like the podium plucked up and scrunched into oriel-like shapes, above paired columns forming a loggia facing the private half of the [northern](#) lake. From this part of the complex emanates the sounds of various instruments, an intangible but nevertheless significant part of the overall ambience.

Arts Centre

In some respects, a focal point of the [eEstate](#), the [Arts Barbican](#) Centre has a dramatic lakeside setting and is prominent in many views from the South Barbican. [It contains a theatre designed for the Royal Shakespeare Company, a studio theatre 'The Pit', a concert hall designed in part with the London Symphony Orchestra, a public library, an art gallery, three cinemas, a conservatory and associated offices, restaurants, shops and foyers.](#) To the lake it presents a series of concrete 'chimneys' or tall rectangular forms, with an upswept concrete canopy slicing across mid-way up. The Centre can of course [be](#) entered from outside the [eEstate](#), via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with [the an](#) upswept canopy. Above this can be seen

the brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory housing [temperate and tropical plants](#), [fish and amphibians](#).

The presence of the civic buildings and [the Arts Centre](#) not only add subtle variations to the overall architectural character of the [estate](#); they enhance the overall ambience and sense of place framed by the architecture by introducing uses with differing intangible signatures; they add music, schoolchildren, [visitors, artists](#) and culture to a residential area.

Character sub-areas

South Barbican

Comprising the southern two-thirds of the estate up to Beech Street/Beech Gardens/[Ben Jonson Place](#), the South Barbican area includes most of the buildings, green spaces and water features. There are a series of courts formed by the slab blocks. To the south, lower buildings where the ruins are, the estate rising in scale to the height of the towers at Beech Street. The whole estate is set out on a diagonal axis which corresponds to the surviving corner of the Roman fort wall and bastion which are preserved in a green setting to the south. Here, the rubble masonry of the ruins is seen against grass, trees and undergrowth like a fragment of the countryside.

At the southernmost end of estate are the 'foothills' of the Barbican, where the scale is lowest and closest to that of more traditional forms of building, which are illustrated by the remnants of the Roman and medieval City wall and the church of St Giles Cripplegate. The former is especially important in the Barbican's development. This 'shoulder' of the wall – actually belonging to the Fort wall – forms a right-angle on a skewed alignment, a form felt in all the corners of the Estate. It is immediately echoed in the alignment of the footprints of Mountjoy House and the City of London School for Girls; its form is seen beyond in the alignment of Defoe House and Seddon House and slab blocks at the east end of the lake. Hence the inclusion in the conservation area of this foundational element, [despite this section actually lying outside the estate boundary](#).

This southern 'ruin park' is framed by Barbican buildings of a relatively low scale: Mountjoy House, [The Postern and Wallside](#) and [The Postern](#). Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts [above either side of](#) the church of St Giles Cripplegate, dramatically retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site. The gothic architecture of this medieval, much-restored church contrasts so starkly with the Brutalism of the Estate that the peculiar qualities of each style are emphasised.

The [City of London School for Girls' School](#) adjacent is of a scale comparable to the church. Both buildings sit on an island with water on three sides.

Elsewhere [on the estate](#), the scale of slab blocks such as Andrewes House and Thomas More House increases, presenting huge walls of bush-hammered concrete with horizontal emphases as backdrops against which to see ever-changing combinations of the buildings. Through this area of larger building stretches a rectangular lake, surrounded by cliff-faces of concrete. The effect is like a manmade canyon or gorge, best appreciated from the Gilbert Bridge which crosses the water to the [Arts Centre Barbican centre](#). From here, views are also possible into the large 'courts' on either side; their horizontal rows of windowboxes greenly break the bands of concrete, giving the slab blocks a stacked, terraced quality.

From the Lakeside Terrace can be seen the three towers to the north. They loom the Barbican's architectural style over a clutch of lower-rise curiosities: the Barbican Centre, Conservatory and Frobisher Crescent. All three offer something architecturally different: the Centre and Conservatory as variances from the residential block language indicating the presence of different cultural and horticultural uses within; Frobisher Crescent as a [warped](#), curvaceous version of the linear slab block.

North Barbican

The North Barbican is much smaller in footprint than the south and perhaps a little more urban in feel. The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and adjoining Ben Jonson [Place with the parallel Ben Jonson House](#). Instead of the expanses of lawn and water to be found in the south, [the original landscaping by Chamberlin, Powell and Bon \(refurbished by the Building Design Partnership in 1983\)](#), [Beech Gardens](#) takes the form of a series of tiled planters integrated into the podium, [with small lawns, flowerbeds, trees and shrubs](#) ~~the original planting scheme comprised lawns, flower beds, trees and shrubs~~. [Phase 1 of the podium waterproofing works involved the replacement of the 1983 planters with new ones to the similar design in John Trundle Court and part of Beech Gardens. Resultingly, there was new planting by Nigel Dunnett with an array of grasses.](#)

perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes around and within the 'court' formed by John Trundle Court, Bunyan Court and Bryer Court. In 2013, the gardens were re-planted by Nigel Dunnett with an array of grasses, perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes over the gardens. The formal planters here contrast effectively with the Barbican Wildlife Garden, an unruly square of community planting and wildlife habitats, outstandingly biodiverse.

At the time of writing, phase 2 of the podium works is forthcoming and will include the restoration of the original planting scheme whilst creating more planting to the south of Ben Jonson House.

Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors' compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. No groundworks were undertaken, so the bombed-out basements from WW2 were left under the Garden's mixed topsoil. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, the Barbican Wildlife Group of local residents began tending the Garden, with a City Gardener, around 2003: an arrangement that continues to this day.

The Garden makes a substantial contribution to the biodiversity of the Estate, along with its ambience and amenity value is well documented in volume IV of the Estate's Listed Building Management Guidelines. In 1.5.57 "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped." In addition, in 3.1.15 (bullet points) "[the Garden] should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the Open Spaces Team. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the [Garden] is not affected".

Barbican Wildlife Garden has also won several RHS London in Bloom awards, as well being open to the public in firstly Open Garden Squares Weekend and secondly London Open Gardens. The Garden, with Thomas More Garden, Speed Garden, the lakes and part of Beech Gardens along with St Alphage Garden and Barber Surgeons' Garden comprises the Barbican Estate, St Alphage Garden and Barber Surgeons' Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan having an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens, as well as the area outside the estate between Bastions 13 and 14, where Friends of City Gardens have recently planted the Barber-Surgeons' Meadow.

Management Strategy

The City Corporation's management strategy for the Barbican Estate has already been partially formulated and published in the following volumes of the Barbican Estate Listed Building Management Guidelines:

- I – Introduction
- II – Residential
- IV – Landscaping

Future volumes will provide management strategies for the following areas:

- III A – Arts Centre [currently in development]
- III B – Guildhall School of Music [and Drama](#)
- III C – City of London School for Girls

Originally published in 2005 and updated in 2012, volume II governs works to the residential buildings on the Estate. Adopted in 2015, volume IV addresses the Estate's important landscaping and public realm, while volume III A is in preparation and will provide guidance on the management of the Barbican Arts Centre.

Potential Enhancements

The Estate has survived well and is an unforgettable architectural and spatial experience. Small-scale enhancements to urban greening, lighting and wayfinding would all help to enhance this experience, alongside ongoing projects of repair and maintenance to the brutalist fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

6. Streets, Routes and Transportation

Uniquely amongst [the City's](#) conservation areas, the Barbican and Golden Lane Estates contain no streets in the traditional sense. The Estates were designed to be free from the traditional street network, incorporating instead their own distinctive public realm and routes between and under buildings. [However, some of the streets forming the site of Golden Lane Estate are recalled in the names of some of the blocks – Great Arthur, Basterfield, Bayer and Hatfield, as well as White Lyon Court in the Barbican Estate. Beech Street was formerly known simply as 'Barbican'.](#)

Bridgewater Square and a [portion/fragment](#) of Fann Street are included within the boundary, ~~while~~ Beech Street runs below the Barbican podium [and is part of the conservation area although the more significant character and appearance of Beech Gardens above is insulated from it by the podium. Beech Street](#) and therefore does not affect the character and appearance of some parts of the conservation area in the usual sense.

[Walking and cycling](#)

[Again, uniquely in a City context, cycling is prohibited across the Barbican and Golden Lane Estates and therefore throughout most of the conservation area.](#)

[Notwithstanding the sensitive architectural and landscaped character of the estates, it would therefore not be possible to install cycle lanes or cycle hire docking stations within them. As a result, cycling in the conservation area would largely be limited to the aforementioned streets which surround and partially traverse it.](#)

[Both estates offer a characterful and intricate pedestrian experience and Legible London wayfinding signage has recently been installed for those navigating them.](#)

[Beech Street Zero Emissions Scheme](#)

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution. [The City Corporation has aspirations to significantly improve the air quality and amenity value of Beech Street as part of its ongoing Culture Mile initiative.](#)

[As part of this, between](#) March 2020 [and September 2021](#), the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem.

[Under the scheme, Beech Street temporarily became](#) ~~has become~~ a zero-emission street. ~~This means only~~ [with only](#) pedestrians, cyclists and zero-emission vehicles [permitted to](#) ~~may~~ traverse its length (access for off-street premises excepted).

[During the experiment, air quality levels significantly improved. If the zero-emission restrictions were implemented permanently,](#)

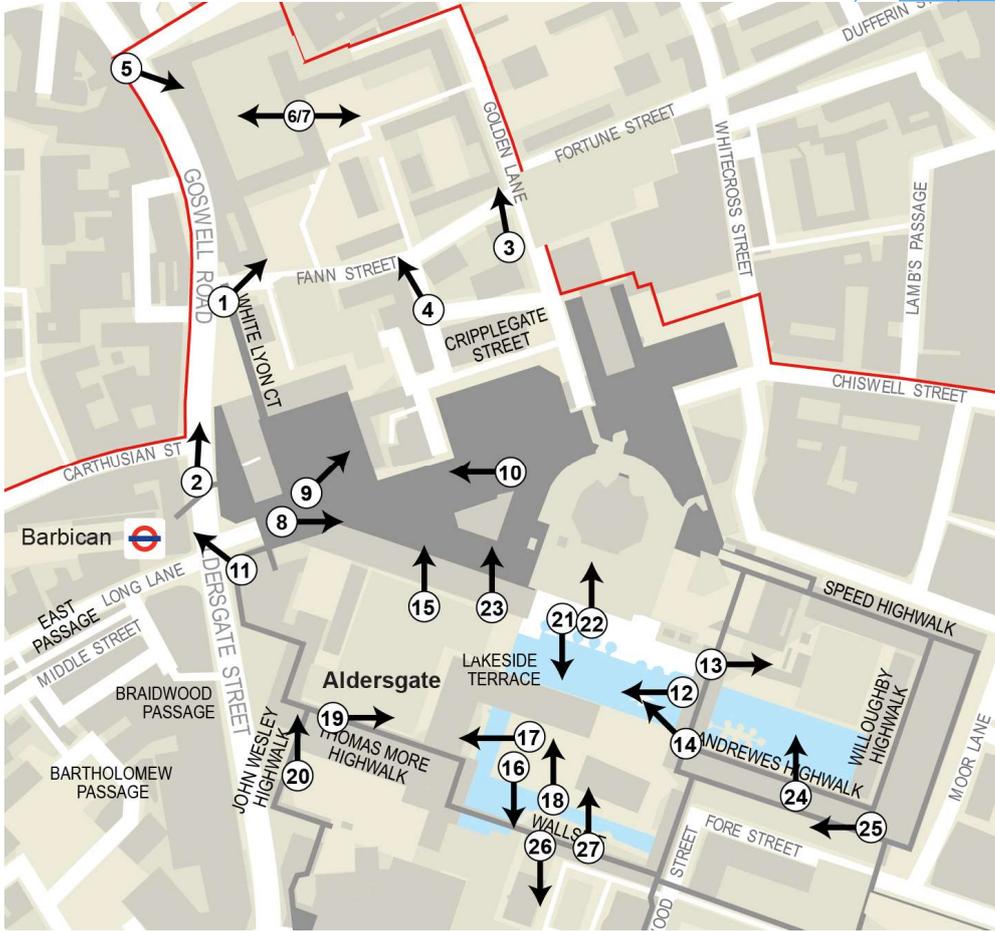
[The experimental scheme will run for up to eighteen months. If made permanent,](#) there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area.

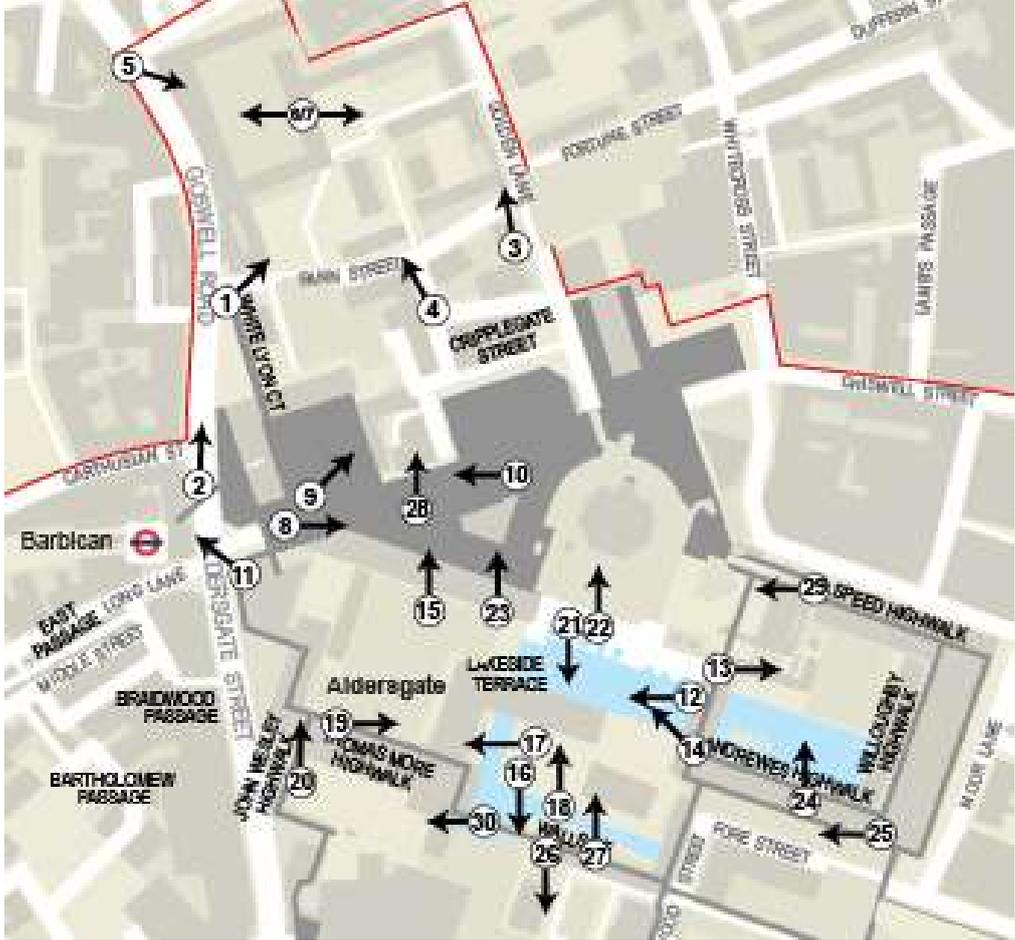
7. Views

The below list of views within the conservation area is given as a starting-point. Views from these fixed points represent only a portion of the pedestrian experience of the conservation area. They cannot capture the extraordinary, ever-changing combination of architectural volumes and voids seen on perambulations through the estates. These are beyond the ability of any one fixed view to convey. Nevertheless, the following views help to indicate the architectural and spatial complexity of the conservation area. Moreover, it is important to note that the views out of the Estates, with glimpses of the surrounding City, are likely to change because the conservation area sits within the dynamic context of an urban heart.

1. Outside north side of Blake Tower, looking north-east towards Great Arthur House
2. Views of Crescent House along Aldersgate Street from the south
3. From junction of Fann Street/Golden Lane looking north along Stanley Cohen House
4. From Fann Street looking north between Cuthbert Harrowing and Bowater Houses
5. From Baltic Street looking south at Hatfield House
6. From the centre of the Golden Lane Leisure Centre looking west
7. From the centre of the Golden Lane Leisure Centre looking east
8. From west end of Beech Gardens looking east
9. From west end of Beech Gardens looking north-east
10. From east end of Beech Gardens looking west
11. From northerly corner of Seddon Highwalk through 'arrow slits' from Seddon Highwalk onto Aldersgate Street
12. From the centre of Gilbert Bridge looking west
13. From the centre of Gilbert Bridge looking east
14. From south end of Gilbert Bridge looking north-west
15. From podium under Shakespeare Tower looking up
16. From St Giles Terrace looking south
17. From St Giles Terrace looking west
18. From St Giles Terrace (near north gravestones) looking north
19. From Thomas More Highwalk looking east
20. From Thomas More Highwalk looking north
21. From Lakeside Terrace (centre) looking south
22. From Lakeside Terrace (centre) looking north
23. From Lakeside Terrace (west end) looking north
24. From Andrewes Highwalk (centre) looking north
25. From Andrewes Highwalk (centre) looking west
26. From the west end of Wallside looking south
27. From the east end of Wallside looking north
28. [From Beech Gardens looking north](#)
29. [From Speed Highwalk looking west towards the Arts Centre](#)
- 27-30. [From the bridge linking Wallside and Thomas More House looking west](#)

Additionally, in the Barbican Listed Building Management Guidelines vol. IV key views are discussed at 1.5.75 ('Significant Vistas') and are listed in appendix A1.





Views map

8. Nocturnal Character

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscapes. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a visual hierarchy at night.

Nocturnally, the Barbican and Golden Lane conservation area differs to the others. Light spills from the thousands of residential units in an infinite series of combinations, making the illumination of the Estates by night – particularly the Barbican with its high-, mid- and low-rise units – extraordinarily diverse and subtle. Their nocturnal character is largely residential, but on a giant, modernist scale, creating an arresting and memorable experience by night. In addition to the darkness and soft illumination, other factors combine to enhance this intangible character: soundscape of water, absence (mostly) of traffic noise, tranquillity – or as much as there can ever be in the heart of a capital city. By night, the contrast between the residential estates and surrounding commercial buildings is also marked. Light incursion from the larger office buildings bathe the fringes of the Estates, a reminder of their location in the commercial heart of a capital city.

And there is, of course, the Barbican Arts Centre complex at the heart of that Estate, host to a range of evening programming with its own lighting signature.

Proposals to augment or alter the lighting of the conservation area must derive from the relevant passages of the City of London Lighting Strategy (2018). The relevant guidance is contained under section 4.3.6 – 'Culture Mile' character area.

9. Local Details

Blue plaques, architectural sculpture, memorials and public statuary add another layer of character to conservation areas. However, the Barbican and Golden Lane conservation area is again different to all others in this respect as a result of its comprehensive redevelopment. Such details, where they exist, tend to be incorporated into the new buildings as 'found' relics of previous structures, rather than surviving in their original context.

For instance, [on the Lakeside Terrace](#), there are a number of important historic memorials and funerary structures [on St Giles' Terrace](#) that evoke the poignancy of the [former](#) use of the [former](#) churchyard in the conservation area. They are to be found embedded in tiles on the area of the podium around the church of St Giles. Here and elsewhere on the Barbican Estate can be found traditional lamp standards, striking oddly traditional notes amidst the futuristic architecture and public realm.

On **White Lyon Court** is preserved a carved stone relief of 1908 by Horace Grundy of figures in 16th century dress refining gold. It came from the premises of W. Bryer & Son, gold refiners, at 53-54 Barbican, demolished 1962. The southern boundary of Barbican Wildlife Garden, **Bridgwater Square**, contains remnants of pre-war buildings or their enclosures.

Artworks proliferate. On the **Speed Highwalk** are displayed a fine series of [grade II listed](#) murals from the former Telephone Exchange building on Farringdon Street by Dorothy Annan ~~(and which are grade II listed)~~. [Nearby, Barbican Muse by Matthew Spender \(1994; originally at the Silk Street entrance but later moved\) enlivens the north end of Gilbert Bridge.](#) More recently, the artist known as Banksy left artworks referencing a [Basquiat Basquiat](#) exhibition held at the Barbican. The artist Danny Minnick is alleged to have left an artwork adjoining one of the 'Banksys' at the southern end of Golden Lane.

[Affixed to the Arts Centre both above its Silk Street entrance on Cromwell Highwalk and facing Defoe Place are the 4B's designed by Ken Briggs and installed before the opening in 1982.](#)

On **Beech Gardens** is preserved Mendelssohn's Tree – the remains of a 500 year-old Beech tree toppled by a storm in the forest of Burnham Beeches in Buckinghamshire in 1990. It supposedly sheltered the composer Felix Mendelssohn during his frequent visits to that area. [Also here, the boulder-enclosed fountain and the boulder table, features of the Building Design Partnership's refurbishment.](#) On **Ben Jonson Place** is the Dolphin Fountain (John Ravera, 1990), [together with another fountain installed as part of the 1983 refurbishment.](#)

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Works allegedly by Danny Minnick (left) and Banksy (right) below the podium, southern end, of Golden Lane [at its junction with](#) Beech Street (2017).

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Gravestones idiosyncratically re-set into the podium at St Giles Terrace, Barbican

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The Dorothy Annan murals, created c.1960, relocated to Speed Highwalk 2013.

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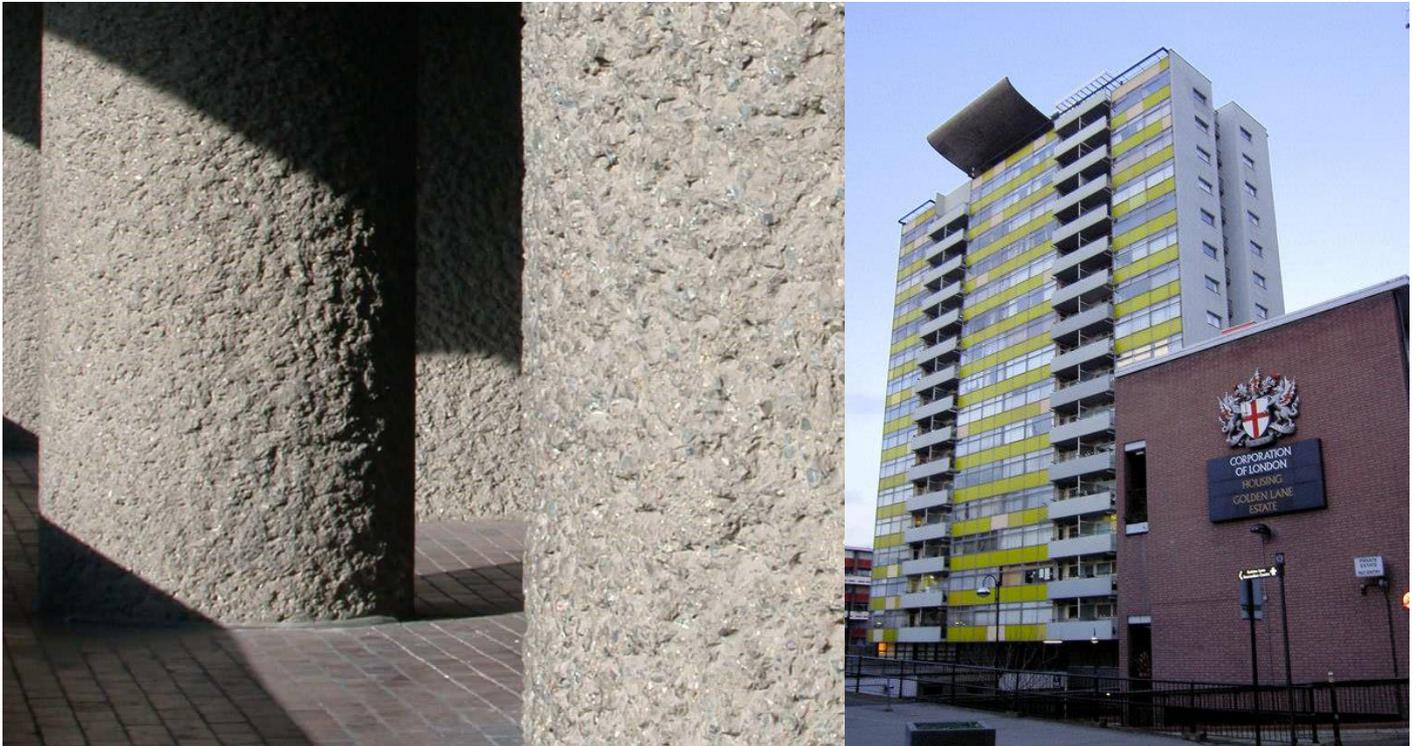


Sculpture by Matthew Spender, 1994, at the north end of Gilbert Bridge.

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Barbican and Golden Lane Conservation Area



Supplementary Planning Document
1 February 2022



CITY
OF
LONDON

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1. Summary of character, appearance and significance

This supplementary planning document articulates the special character and appearance of the Barbican and Golden Lane Conservation Area and the policy framework for its management.

The area is characterised by two distinct developments: Golden Lane Estate to the north and Barbican Estate to the south. The characteristics which contribute to the special interest of the Barbican & Golden Lane conservation area can be summarised as follows:

- Two estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlin, Powell & Bon
- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles Cripplegate in a strikingly modern context
- In scope and extent, the estates are important visual evidence of the scale of devastation wrought by the WW2 'Blitz' bombing campaign of 1940-41
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of both Modernism and Brutalism
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the estates today
- New and striking architectural idioms, particularly at the Barbican, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

2. History

The conservation area is in the north of the City of London, beyond the Roman and medieval City walls, however from the map above, it can be seen that this area also incorporates the corner of the Fort wall. This location meant the conservation area was not as densely developed as the rest of the City until the 17th and 18th centuries when the City grew beyond its walls.

In the Roman period, there was an extramural cemetery at Smithfield just to the west of the City boundary – as it was the Roman custom to bury the dead outside the City walls. In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today in the south of the conservation area. During this period, the character of this area was that of a sparsely populated suburb, immediately outside a military complex and near an area used for burials.

There are few traces of occupation known from the Saxon period, during which time the City appears to have been left unoccupied in favour of another settlement: Lundenwic, further along the Strand. However, in the 9th century, the old walled city was reoccupied by Alfred the Great. The Cripplegate, as it came to be known, is mentioned in the laws of Ethelred (978 – 1016 AD). It was then rebuilt in 1244 and again in 1492.

The word 'Barbican' derives from Old French and refers to a fortified outpost or castle outwork ('barbican'). Something similar once stood here which was known to the Normans as Base Court (or 'Bailey') and most probably founded upon the old Roman defensive architecture. This facility was defensive under Edward I but soon passed into the property of the Earls and Dukes of Suffolk.

St Giles' church was established by c.1115 with the present building dating from c.1550. The churchyard was completed by 1181 (Lobel), and in 1270 appeared as a rectangular space immediately south of the church. In the west was a Jewish Cemetery, the only such in England, and was later converted into a garden after the expulsion of the Jews in 1290. By 1520 the churchyard occupied the land to the south and west of the church, following the distinctive right-angle of the City wall.

By 1676 the churchyard had been extended by some distance to the south, following the course of the City wall just past the bastion. On Rocque's map this section is labelled the 'Green Ch.Y', as opposed to the 'Cripple gate Church Yard' nearer the church. With minor encroachments here and there, this is the way it stayed until the devastation of WW2.

The Blitz devastated many English cities and London was no exception. Hit particularly badly was the ancient City of London, the Roman core which sprawled over two millennia through the inner and then outer suburbs to form what is now Greater London.

The City has survived many crises in its long history: abandonment, conquest, plague and war. However, it was not until the Great Fire of London in 1666 that the City became seriously disfigured with many buildings razed to the ground. However, from the smoking ruins it grew back, spurred by the barely containable commercial activity for which the City is known. These noble new buildings of brick and stone were the result of new building codes which were introduced to ensure that the Great Fire never happened again. Subsequently, in the four centuries between then and the Blitz, the City had passed the years largely unscathed other than by the natural procession of architectural trends.

London as both the nation's capital and a prominent dock city was an obvious target of the Blitz and beyond. During 1940 and 1941, thousands of tonnes of high-explosive and combustible bombs fell on the City. Some quarters escaped with only superficial damage – and St Paul's Cathedral with hardly any – but some others were almost wholly destroyed. One such area was the tract of City to the north of the ancient Guildhall (its roof stove in by bombs, but the rest survived), to the east of Smithfield Market and to the west of Moorgate, extending up to the City's border with what is now Islington. This area of Cripplegate and Aldersgate Wards had been largely occupied by garment warehouses and their wholesale destruction left deep basements, vast piles of rubble but, fortunately, its small pre-war population meant that tragic loss of life and injury was minimal.



The scale of the wartime destruction © Collage 2021

In the mid-19th century over 130,000 people lived within the City. However, by 1952 the number of residents had dropped to just 5,000. Many residents who had lost their homes during the WWII bombing were re-housed in areas outside the City. Business and commerce quickly became the main uses. However, the City Corporation was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City in the future.

Post-war, there was a national expectation that living standards should improve, and provisions of new housing should be the latest in architectural design. Bomb damage combined with concerns about urban sprawl and loss of countryside led planners and architects to re-examine the potential of living in urban areas. Plans and reports at this time were concerned with land use zones, such as the grouping together of shopping and community facilities. Mixed developments of houses and flats with public open spaces and private gardens were becoming increasingly popular with planners and were based on the community principle of the 'neighbourhood unit' developed in the USA during the 1920s. During this time, there was also a shift away from the idea of a 'garden suburb', which had been popular in the early 20th century. The innovation of 'highwalks' as a means of separating road traffic from pedestrian movement and facilities was also an increasingly popular planning solution in developing self-contained communities.

Architectural competitions were launched by several local authorities across the country to design and construct high-density, low-cost modern housing. In 1951, the City Corporation purchased land between Goswell Road and Golden Lane and announced a competition to design a housing estate primarily for single people and couples who had key jobs in the city, such as caretakers, nurses and policemen. The competition was won by Geoffrey Powell, a lecturer of architecture at the Kingston School of Art in 1952. He invited his colleagues Christoph Bon and Peter Chamberlin to collaborate on a detailed design for the Golden Lane Estate. This was finalised in 1952 and later revised for an enlarged site area from 1954 after building had begun the previous year. The Golden Lane Estate was completed in 1962 as a landmark modernist housing scheme, including a public house, shops, a community centre, a leisure centre and a tenants' hall.

In 1955 the City Corporation commissioned Chamberlin, Powell and Bon to prepare a scheme for redevelopment which was to be integrated with the proposed commercial development along London Wall as part of the Martin-Mealand Plan of both the City Corporation and London County Council. This scheme was submitted to the City Corporation in 1956.

Simultaneously, a voluntary group called the New Barbican Committee prepared a scheme for the redevelopment of the area. The scheme was refused by the City Corporation and dismissed on appeal as it was considered that the vast commercial premises it proposed would greatly increase congestion in central London. The then Minister of Housing indicated in his decision that there would be advantage in creating a genuine residential neighbourhood in the City, which incorporated schools, shops, open spaces and other amenities even if this meant foregoing profitable returns on the land.

The Corporation resolved to accept the Minister's recommendations and invited Chamberlin, Powell and Bon to prepare a revised scheme which was presented in November 1959. This scheme included flats and maisonettes, new buildings for the City of London School for Girls and the Guildhall School of Music and Drama, a theatre, concert hall, art gallery, lending library, hostel for students and young people, shops, restaurants, public houses, car parking space, as well as reserving sites for a swimming pool and a gym. The scheme was accepted in principle and the City Corporation undertook to construct the scheme itself. The elevated walkway system on top of the podium, designed to separate pedestrians from vehicles, was carried forward in the Martin-Mealand scheme of the mid-1950s and was an important consideration.

Chamberlain, Powell and Bon produced their first detailed plans for the Barbican Estate in 1956, which were revised in early 1959 and approved in December that year. In 1960, Ove Arup and Partners were appointed as structural engineers. Work on the Barbican Estate began in 1963 and would be dogged by industrial disputes. Gradually, however, the mammoth estate began to take shape. The first building to be completed was Milton Court in 1966, a civic building since demolished and replaced by the Heron. Next was the City of London Girls School in 1969, followed by a spate of residential blocks and Barbican YMCA. The last buildings to be completed were the Barbican Centre and Frobisher Crescent, in 1982, the former officially opened in that year by the Queen.

In 2010, Frobisher Crescent was converted from office to residential use. In 2013-17, Blake Tower, the former YMCA, was converted into residential use. In 2013-15, areas of the podium were resurfaced with bespoke clay pavers to match the originals. In 2018, Great Arthur House was re-clad to the original design. More obvious alterations are relatively minor in scope: a new canopy roof above Brandon Mews (1987) and the refurbishment of the lakes (2004), as well as the link building ('Yellow Shed') and the conversion of part of Exhibition Hall 1 to Cinemas 2 and 3 and Cote restaurant Bridgewater Square, having been laid out as an amenity lawn with Barbican Wildlife Garden around 1974, was resurfaced in 1989 for use as a children's play area for the adjoining nursery below Bunyan Court. As a result, the original access steps from the podium were no longer accessible but remain under the steep spiral ramp and stairs now used to access the nursery. In 1988, a footbridge was installed to link the Barbican Underground Station with the Barbican Estate.

Long praised as outstanding examples of their kind, at the turn of the century the estates were recognised through listing. In 1997, buildings on the Golden Lane Estate were individually listed (other than the garages to the north of Basterfield House, the estate's workshop having been incorporated into the now-demolished City of London Adult Learning Centre some time ago) and in 2001 the entire Barbican Estate was designated a single listed building (all at grade II, except for Crescent House at grade II*). In 2003, the Barbican Estate's landscaping and spatial planning received additional recognition through its listing as a grade II* Registered Park & Garden; in 2020, the Golden Lane Estate received the same accolade at grade II.

Parts of this text derive from the Barbican Listed Building Management Guidelines

3. Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Barbican & Golden Lane conservation area. Development affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

Development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.

Legislation

The Civic Amenities Act 1967 gave local authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as an area: "of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 71 (1) of the Act requires the local planning authority to "...formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (see www.legislation.gov.uk).
National policy

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and which was last updated on 20 July 2021. Historic environment policies are detailed in chapter 16 which sets out the requirements for local authorities and applicants in relation to the conservation of heritage assets, including conservation areas. See www.communities.gov.uk. The Department for Communities and Local Government have published Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See:

[Gov.uk](http://www.gov.uk)

[Historic England](http://www.historicengland.org.uk)

London-wide policy

The London Plan (adopted 2021) forms part of the statutory development plan for the City of London and needs to be considered when considering development within the Conservation Area. The key policy is HC1 'Heritage conservation and growth' in Chapter 7 'Heritage and Culture'.

[The London Plan](http://www.london.gov.uk)

City of London policy

Planning policy for the City of London is contained both within the current adopted Local Plan (2015) and in forthcoming Draft City Plan 2036. See www.cityoflondon.gov.uk for more information. Development proposals within the Barbican and Golden Lane conservation area must be considered in the context of the policies of the Local Plan 2015 (so long as it remains in effect) and the Draft City Plan 2036. Within this framework, particular account will need to be taken of the following policies:

Local Plan 2015

CS10 Design
CS12 Historic Environment
DM12.1: Managing change affecting all heritage assets and spaces
DM12.2: Development in conservation areas
DM12.3: Listed buildings
DM12.4: Ancient monuments and archaeology
DM12.5: Historic parks and gardens
CS13: Protected views

Draft City Plan 2036

S8: Design
DE1: Sustainability Standards

DE2: New Development
DE3: Public Realm
DE4: Pedestrian Permeability
DE5: Terraces and Viewing Galleries
DE6: Shopfronts
DE7: Advertisements
DE9: Lighting
S11: Historic Environment
HE1: Managing Change to Heritage Assets
HE2: Ancient Monuments and Archaeology
S13: Protected Views
S14: Open Spaces and Green Infrastructure
S23 Smithfield and Barbican

Designated heritage assets

Many parts of the estates are already designated as heritage assets, as follows:

Listed Buildings

Grade I

Church of St Giles

Grade II*

Crescent House

Grade II

Barbican Estate

Dorothy Annan Murals, Speed Highwalk

Great Arthur House

Cuthbert Harrowing House

Cullum Welch House

Bowater House

Golden Lane Community Centre

Bayer House

Stanley Cohen House

Basterfield House

Golden Lane Leisure Centre

Hatfield House

Sir Ralph Perrin Centre

Designated Landscapes

Barbican Estate (grade II*)

Golden Lane Estate (grade II)

Scheduled Ancient Monuments

London Wall: section of Roman and medieval wall and bastions, West and North of Monkwell Square

The buildings and spaces on the estates are thus already protected in that, in the exercise of planning functions, special regard must be had to the desirability of preserving listed buildings and their settings. Conservation area status, following designation in 2018, requires that in the exercise of planning functions, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area.

Shortly after the buildings were listed, Listed Building Management Guidelines were developed for the Estates. These form the City Corporation's Management Strategy for the listed buildings and inform this document. The Listed Building Management Guidelines have been adopted by the City Corporation as Supplementary Planning Documents.

Non-designated heritage assets

These are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate.

Archaeology

The City of London is the historic centre of London, with a rich history of monuments and archaeological remains surviving from all periods. It is an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement, with some evidence suggestion earlier occupation. The development of the City is contained within the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential, unless it can be demonstrated that archaeological remains have been lost due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals, will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to the Archaeology and Development Guidance SPD (2017) for further information.

The Barbican & Golden Lane Conservation Area includes significant stretches of the Roman Fort and Roman and medieval London Wall, a Scheduled Ancient Monument, all of which were incorporated into the landscaping of the Barbican Estate. The surviving walls and medieval bastions are striking examples of the development of the defensive wall and its later incorporation into buildings as the City grew. There is high potential for remains of features associated with the wall, such as the external bank and ditches and intra-mural road to survive, as well as structures and buildings within the Roman Fort. Medieval burials may

survive in St Giles Cripplegate churchyard and the Jewish Cemetery, part of which survives as a raised feature on the west side of the wall and from the non-conformist Cupids Court burial ground, now Fann Street. There is potential for the survival of post-medieval remains of Bridgewater House under Bridgewater Square, which was formed over part of its site.

Sustainability and climate change

The City Corporation is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events. In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. Aspirations to improve the energy sustainability and biodiversity of the two estates which form the conservation area must be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings and registered landscapes.

Issues specifically relevant to the Barbican & Golden Lane conservation area include:

- New development relating to the podium and other surfaces throughout the conservation area should, where appropriate, make use of rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) if this can be achieved without conflict with the designed landscapes.
- The predominance of hard surfaces across the Estates may result in a tendency towards overheating. Opportunities should be sought to raise the level of urban greening to support biodiversity and wellbeing and combat increased temperatures as a result of climate change.
- The City is an air quality management area for fine particulates and oxides of nitrogen, and monitoring shows poor air quality in Beech Street. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability such as residential areas and childcare facilities. Between March 2020 and September 2021, an experimental Zero Emissions scheme was implemented on Beech Street. This temporarily improved air quality and pointed the way forward to long-term enhancements of this part of the conservation area.

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a Climate Action Strategy 2020-2027 which highlights the actions needed to enable the City to cope with changing climate.

Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See [City of London Corporation](#)

4. Boundary and Fringe

Wards: Aldersgate and Cripplegate

Designation

The conservation area and its present boundary were designated in October 2018.

Immediate setting

The conservation area is situated in the north of the City partially neighbouring the London Borough of Islington. Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to mid-rise) and subject to frequent change and renewal.

Boundary

The boundary to the north of Beech Street is largely that of the City boundary with the London Borough of Islington. Development within Islington is managed by the London Borough of Islington. To the south, the boundary follows that of the Barbican Estate, with the addition of the Scheduled Ancient Monument to the west of Monkwell Square. To the north the setting is typically low-rise and a mixture of modern and historic buildings, disposed upon a traditional street pattern. To the east there is a mixed townscape of mid-rise, post-war housing schemes, open spaces and more traditionally scaled buildings of various periods and uses. To the south, there is a hinterland of large post-war buildings and a scattering of heritage assets: the scheduled stretches of the Roman and medieval City wall and the Cripplegate under the roadway, the Salters' Hall, remains of St Alphage tower and the Minotaur Statue (all grade II listed). To the west, a modern tract of townscape along Aldersgate Street, including the Barbican Underground Station (rebuilt from a WW2 ruin in 1988), and the grade II listed National Westminster Bank, with glimpses beyond of Smithfield, Charterhouse Square and Goswell Road.

Between the Estates

The Estates were designed as separate, self-contained entities and read as such. Between them, within the City, is a fragment of historic street network with a small group of largely modern buildings. Most of these are of no special architectural or historic interest but there are two exceptions: the Jewin Chapel, opened in 1960 and a non-designated heritage asset, and the Cripplegate Institute of 1894 (with a modern extension), a grade II listed building.

5. Buildings, Open Spaces and Public Realm

The Barbican and Golden Lane estates are a striking zone of Brutalist and Modernist architecture in the heart of central London. The Golden Lane Estate was one of the first post-war housing projects to move on from the traditional style of public housing which gained popularity throughout the interwar period. It employed fresh, modern forms to striking effect, audaciously blobbed with colour to emphasise the move away from the blitzed past. Its sibling, the Barbican Estate, went further in its rejection of traditional architectural norms. This brutal – brutalist – mass of concrete reimaged the traditional townscape with a series of airy walkways intermingling with dramatic, sculptural buildings, rushing water and verdant planting.

In themselves, the two estates are highly significant. But the side-by-side juxtaposition of them allows for a wider story to be told: the development of building construction technology and standards, the evolving post-war notions of architecture and spatial planning and the increasing powers and maturity of their architects Chamberlin, Powell and Bon. Furthermore, the estates are monuments to the shift in the public consciousness and appetite for different lifestyles emerging in the twentieth century and accelerated by WW2.

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of over fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments while continuing to adapt and respond to the external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all.

In addition to the post-war estates, the conservation area contains a fragment of older townscape: Bridgwater Square, laid out in the eighteenth century and once part of the sixteenth century Bridgwater House (destroyed by fire in 1670) and garden. Acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now protected under the London Squares Preservation Act 1931 (amended 1961).

a. Golden Lane Estate

Introduction

Golden Lane Estate was designed to accommodate a community of essential workers (e.g. policemen, married nurses, caretakers) and meet all their needs within the site boundaries. The intention was to create a densely packed residential site with 200 persons to the acre with a high number of small residential flats and a variety of community amenities. On completion, the number of residential units totalled 559 flats and maisonettes, community centre, nursery, tenants' hall playground, leisure centre including a swimming pool, badminton court (now a tennis court), gardens, open spaces, a line of shops and a public house.

The original design for Golden Lane Estate was dominated by a block eleven storeys high with twelve low blocks and a community centre arranged around a series of courts. The design was modified over the nine years it took to build from the competition entry submission in 1952 due to the original site being extended and, in 1955, with the increase in height of the tallest proposed block, Great Arthur House. The changes resulted in a much less symmetrical scheme and an evolution of design aesthetic. Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s and the ideas explored in the design of this building had a significant impact on the development of the Barbican Estate.

This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new kind of urban network.

Powell claimed that 'there is no attempt at the informal in these courts. We regard the whole scheme as urban. We have no desire to make the project look like a garden suburb.' (Architectural Association Journal, April 1957)

Overall character and appearance

The Estate comprises residential blocks disposed around the community spaces within the heart of the Estate. The site boundaries did little to reference the surrounding built form, architectural styles or character which made it a strong architectural statement, defiantly urban in character. While coherence and continuity are maintained throughout the estate, each building type has a distinctive architectural signature, avoiding the anonymity of many subsequent local authority housing developments. Of particular note is the perceptible development of the architectural language used from the estate's inception in 1951 to its completion in 1962. There is a striking contrast between those buildings designed and completed

during the earlier phase – Great Arthur House and Stanley Cohen House, the initial four east-west maisonette blocks and the community centre – and the final block completed, Crescent House. The influence of the architectural language of Le Corbusier is evident throughout the estate, from the light, ribbon windows, pilotis, the omission of ornamentation in favour of expressed structural details, the fine, simple design of the leisure centre to the tougher pick-hammered concrete and segmented curved canopy of Crescent House. The roof and terrace profiles of the buildings of the estate, visible from many vantage points, have a strong sculptural and material identity.

Grid Architecture

The character of Golden Lane Estate is defined by the combination of monumental scale housing blocks and the spaces in between with views dominated by the interaction of vertical and horizontal planes set at right angles on a grid plan form, expressing sharp geometry and modernist aesthetic.

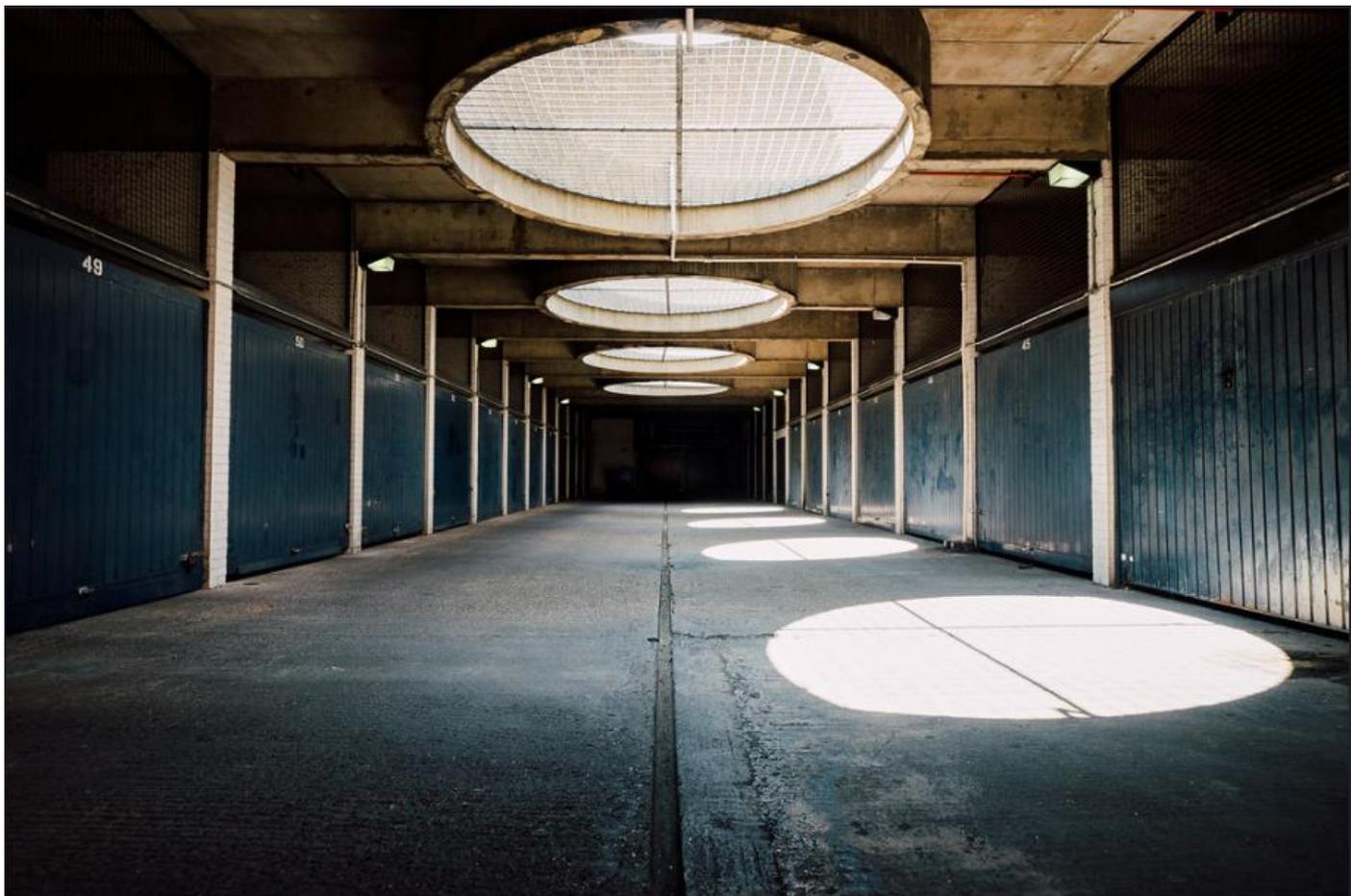
The estate is more open in feel than the Barbican Estate. Rather than the latter's more formal entrances, fortified within boundary walls, the spaces of Golden Lane flow easily into the streets through gaps in the building frontage and the raised blocks on pilotis, all of which create permeability at ground level.

Levels and Layers

The Estate is made up physical layers which are revealed and emphasised by sculptural elements; the lower-level parking layer is revealed by large circular concrete air shafts which create dramatic light shafts at the lower level and present as sculptural forms in the landscape at grade. The private outdoor spaces are often sunken which create a protected and intimate environment for residents and users of the buildings, contrasted with the more open spaces which seamlessly connect into the public realm such as on Aldersgate Street and Fann Street. The changes in level are characterised by wide stairscapes or sculptural ramps in the landscape. These complement the large sculptural building elements such as the roof of Great Arthur House and the lightwells within Crescent House and the parking level below all of which make up the composition and experience of the Estate.



Looking towards Cullum Welch House (L) and Great Arthur House (R), with Basterfield House glimpsed in the distance



Parking and garaging below. Note the striking presence of sunlight through the circular lights.

Architecture and spatial planning

From the Listed Building Management Guidelines

The Golden Lane Estate demonstrates to a remarkable degree clear planning and definition of spaces – private, public, community, retail, pedestrian and vehicular – which are nevertheless interrelated and interconnected.

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate.

The entire estate interior was originally designed for pedestrian use only, with no vehicular traffic at ground level, leaving large areas of the site as open space. This was one of the earliest examples of this strategy.

As much attention was paid to the form and function of the hard and soft landscaping of the courts as the buildings surrounding them. In some cases, they were conceived as an extension of living space – illustrated in particular by the south elevations of the maisonette blocks, Basterfield, Bayer, Bowater and Cuthbert Harrowing Houses, which have steps from the ground floor maisonettes to the lower-level landscaped courts. The external spaces are as important to the character and special interest of the estate as the buildings themselves. The estate is distinctive in its diversity of building types. It combines a variety of architectural forms – each with its own specific qualities and characteristics – which develop from and complement each other. This is explained in part by the fact that, while coming together to form the practice of CPB, each of the three architects was individually responsible for different components of the estate: Geoffrey Powell for the overall layout of the estate, the external landscape, Stanley Cohen House and the community centre; Peter Chamberlin for Great Arthur House; and Christof Bon for the maisonette blocks.

All the buildings of the estate are characterised by a strongly defined geometry. Volumes and elevations are formed by a variety of components, including clear and coloured glazing; aluminium and timber window frames; brick cross walls and piers; concrete floor slabs; and concrete balconies and balustrading. The materials and components of the roofs, façades, balconies and landscape surfaces combine to create

an architectural language which is both specific to each type of building and also homogeneous across the Estate.

Among the most striking elements are the glazing and glass cladding, and the extensive use of fair-faced, pick-hammered or bush-hammered concrete. Many finishes are finely detailed, such as slender aluminium window frames, while others are more robust, such as black tubular handrails around the courts. The original distinctive and innovative cast aluminium signage – house names, numbering and wall-mounted bas-relief plaques – provided a consistent scheme throughout the estate.

Individual elements

Buildings

Great Arthur House

In some ways the architectural anchor of the estate, Great Arthur House is the most outstanding and dominant of the residential blocks, using bright yellow cladding panels, rising above all other buildings within the complex and crowned with an impressively sculptural roof. Unlike the other residential blocks, apart from Cuthbert Harrowing House and Bowater House, which interlock together, Great Arthur House stands in splendid isolation. There are large forecourt spaces to the east and west of the building, allowing an appreciation of the building's entire silhouette and height. Despite its scale, the building makes use of aluminium and glass prefabricated, panelled elevations, which appear to float above the undercroft, giving it a sense of lightness. This is contrasted with the use of solid painted concrete elements; the projecting balconies on the East and West elevations and the bright yellow full-height external vertical columns which run the length of the building can be glimpsed from the north and south elevations. Further contrasts are drawn between the curvilinear roof and the soft lines this creates on the skyline with the graphic grid of the elevations below it. The curves in the roof recur at ground level in the air vent and rotunda landscape features.

Great Arthur House was a fundamental element in the estate's design, as emphasised by its rooftop canopy and other features. It was the first tower to exceed the 100ft height restriction and was for a time the tallest residential building in London.

The recent refurbishment of its cladding panels and windows on the east and west elevations of the building has both revitalised its architectural impact and sustainably extended its lifespan.

Crescent House

Completed last in the second phase of the masterplan, Crescent House is distinct from the other low rise terrace blocks in its architectural language and form. Unlike the other residential blocks, Crescent House deviates from the grid plan as its canopy follows the sweep of the curve of Goswell Road on its west elevation and, like Great Arthur House, comprises two rows with the row along the east elevation following the grid pattern inside the estate. Although the building does not make use of primary-coloured panels to accent the elevation, the square bay windows with white panels, which contrast with the curve, and the coloured box section downpipes achieve a similar result. The barrel-vaulted roofscape is perforated by lightwells along the length of the building. Internal corridors run the length of the building at first, second and third floor levels, with the latter under the light wells. At each level, the corridors widen out to form lift lobbies and links to Cullum Welch House in the south and Hatfield House in the north. The external dark wood window frames deviate from the aluminium framed windows which characterise the rest of the estate. These different elements illustrate transition to a new architectural style and influenced the approach for the Barbican Estate which followed on from Milton Court. The ground floor is particularly different because it is designed to be both outward- and inward-looking, with an active, setback frontage to Goswell Road under a colonnade formed by the flats above, supported by black piloti and, because of the shops and public house, a more direct engagement with the street than the other blocks.

Terrace blocks

Basterfield, Bayer, Cullum Welch, Stanley Cohen and Hatfield Houses are arranged in an interlocking grid to form the north and east boundaries of the estate and the inner series of courtyard spaces. The separate Bowater and Cuthbert Harrowing Houses are along the south boundary. These blocks follow a common formula of long oblongs with clearly defined front and rear elevations exhibiting resident balconies and windows contrasting with the short flank elevations being much plainer and expressed circulation routes such as communal stairwells. Each building has its own graphic articulation but all are common in their expression of large windows, primary-coloured panels (apart from Stanley Cohen House), horizontal slabs

and vertical sheer and partition walls which interweave in different configurations, often with circulation expressed on the elevations which is also exposed to the elements.

Facilities

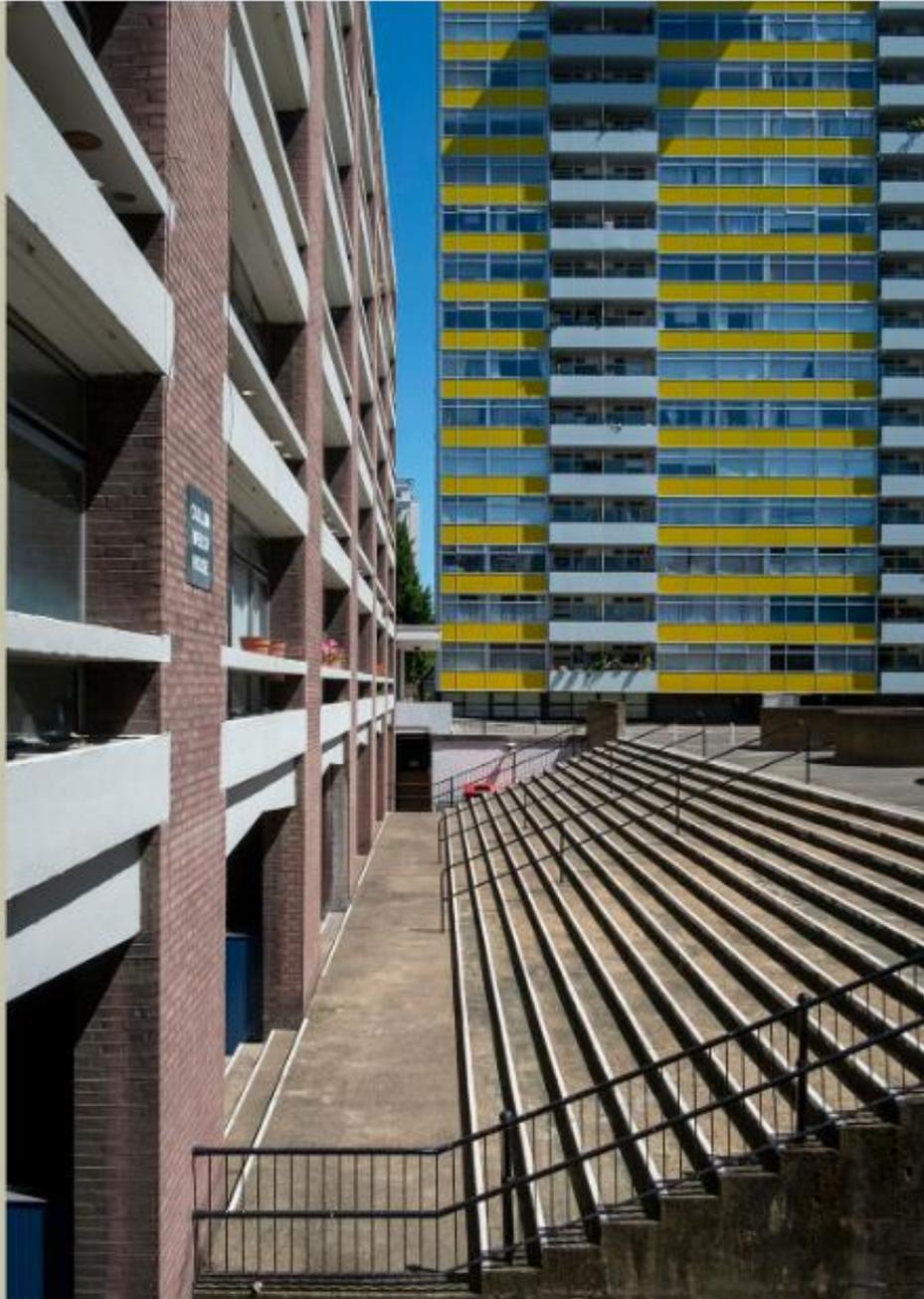
Crucial to creating a self-contained community at Golden Lane was the provision of amenities: the community centre, Sir Ralph Perrin Centre, the leisure centre, the Shakespeare public house and the parade of shops. The leisure centre is a particularly important component of the estate, both in its design and planning and in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. The community centre was interpreted as the nucleus of the scheme, the focus on the social life of the estate and placed centrally in the main pedestrian piazza. This has recently been sensitively refurbished by Studio Partington and is once again at the heart of the Golden Lane Estate.

From the listed building management guidelines

The shops underneath Crescent house were designed to be double fronted, engaging with the public realm on Goswell Road and the upper terrace of the court facing into the estate.

The design of these buildings is distinct from the residential blocks; their purpose as a communal amenity is articulated by their accessible and low-rise scale, the heavy use of glass particularly in the leisure centre and shops creates an openness and transparency with views through the buildings.

The simplicity and lightness of the form of the recreation buildings are reinforced by a limited palette of black and white and absence of primary colours used elsewhere in the estate.



Looking along Cullum Welch House at Great Arthur House

Open spaces

The architects (namely Powell, a keen gardener) conceived the landscape and buildings as one. The guiding philosophy was to subvert the traditional street by substituting roads with a streetscape of hard and soft geometric forms. The opportunity to include basement flats under Hatfield House and storage under the residential blocks led the architects to make use of the deep basements left by bombed out buildings to produce an urban landscape on varying levels which undulates through the Estate.

The external landscape was carefully designed by the architects around a series of courts, each with its own distinctive character. Some are more formally set out within defined boundaries of the residential blocks, using landscape elements such as planting, hard surfacing and water to create patterns intended to be viewed from above as a fifth elevation from the residential apartments above, while others bleed freely into the public realm. In all the spaces, there is a coherence and reference to the limited palette of materials and colours, monumental spaces contrasted with smaller human scale elements and graphic aesthetic of the building elevations.

Since completion small changes have been made to the estate, but original designs have broadly survived. The garden areas and features, such as the bastion, children's play area, Great Arthur House's roof-top garden, are still extant and are important contributors to the character of the estate. They are an integral

part of the composition and interplay of ornamental garden and hard landscape and are used much in the same way.

The layout of the blocks in the estate shapes the viewer's experience of a sequence of views which narrow and widen as they move through the series of courts. The spaces become noticeably more intimate at the centre of the estate where they are enclosed by the residential blocks, sunken and surrounded by the apartment balconies above.

Recently, residents of the estate have created allotments in the area between the Sir Ralph Perrin Centre and the former Richard Cloudesley School site, with the assistance of a supermarket community funding scheme. 'Golden Baggers' have won several Royal Horticultural Society London in Bloom awards, as well as being accessible to the public in Open Garden Squares Weekend and London Open Gardens.



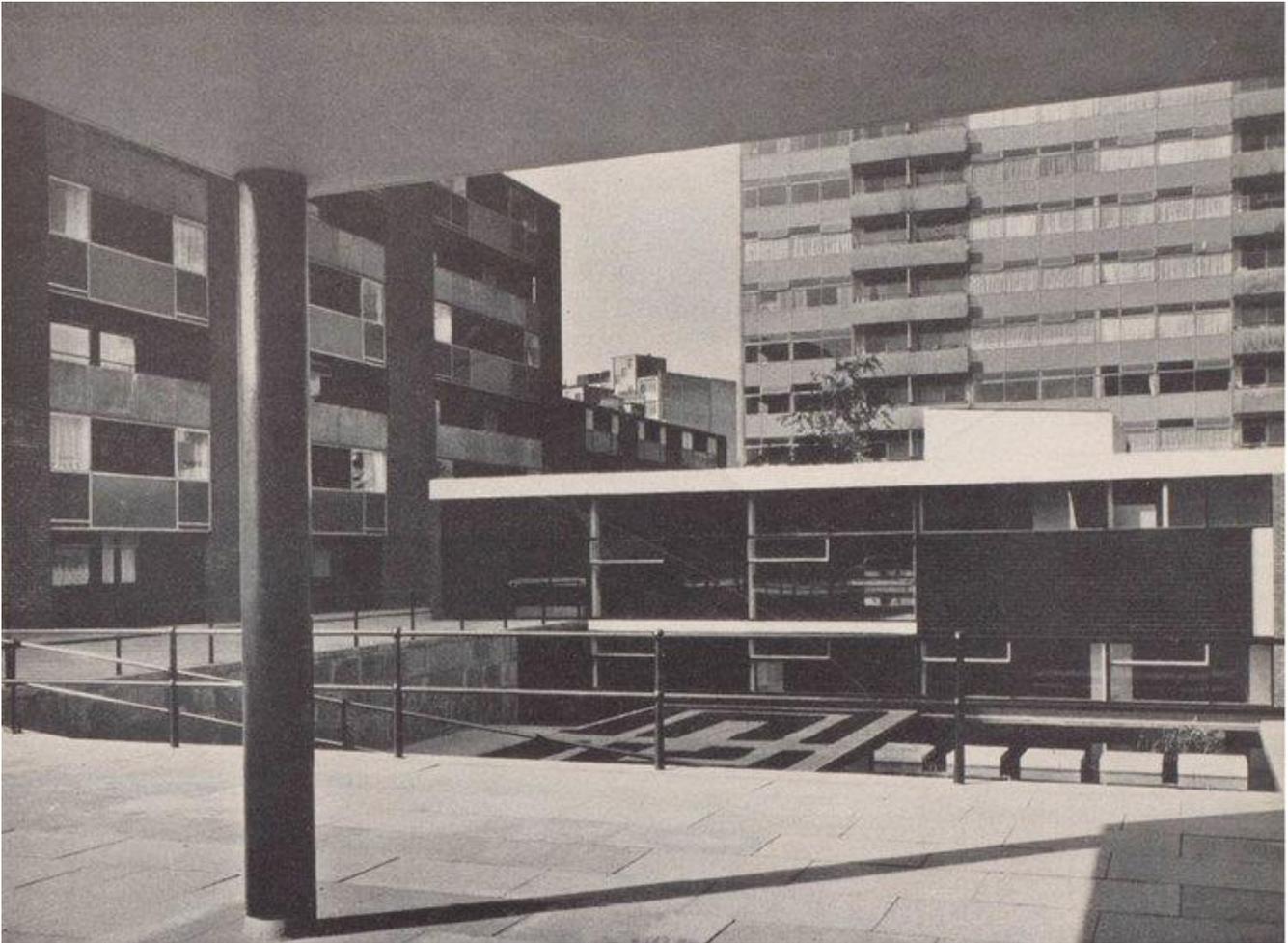
Looking east between Basterfield House (L) and Bayer House (R)

Ecology and Trees

There are several notable trees on the Golden Lane Estate:

- A fine semi-mature *Cedrus deodara* on the lawn in front of Basterfield House (planted in the early 1990's);
- A *Fagus sylvatica* 'Dawyck' at the level change between the Rotunda and the Great Arthur House east forecourt (1990's);
- *Catalpa bignonioides* (a replacement for an earlier one) north of Cuthbert Harrowing House;
- The formal double row of trees along the Fann Street boundary of the Great Arthur House west forecourt was predominantly *Robinia pseudoacacia* but is now a mixed group of tree species, including some of the 'originals';
- There are a number of mature cherry trees (very associated with '60s planting tastes) in the sunken garden south of Bowater House and some more in the planting south of Hatfield House.

The pond and the reclaimed giant roughhewn stepping stones have a somewhat Japanese-inspired feel. The small beds incorporated in the paving and grass pattern near the pond were once intended to have single colour bedding plants in them to accentuate the ground plane treatment, to be viewed from above.



Two views, historic and modern, looking west at the Community Centre with Great Arthur House in the background

Public Realm

The transition between the public realm and the estate is not formalised, despite it being ostensibly private except from the north, with permeable boundaries along the west and south and to a much lesser extent the east, the infilled portal and gates onto Golden Lane. The parade of shops beneath Crescent House, which terminates with the Shakespeare pub on the corner of Fann Street, directly engages the street with active frontages and creates a busy space for workers, residents and the public alike.

Materials and colour palette



Looking north-west from outside the Community Centre at (L-R): Great Arthur House (yellow), the Leisure Centre (white), Hatfield House (blue) and Basterfield House (red)

The texture and colour of the facing materials were key aspects of the design of the estate. Pick-hammered concrete and expressed loadbearing brick crosswalls gave depth to the elevations while the use of opaque glass cladding created interest through colour. As the architects' ideas developed, the design of the blocks became more robust and textured with bush-hammered concrete that was later used on the Barbican Estate.

Strong colours are used to powerful effect throughout the estate. The original colours – primary colours and black, white and grey – reflect the architectural ethos of the time (and provide continuity with other contemporary Chamberlin, Powell and Bon projects). The concept behind the scheme was to use strong colours for curtain walling, combined mainly with black and white, with occasional use of strong colours for painted surfaces, such as tomato red.

The materials and components used are an important element of the estates character and special interest. The architects deployed considerable variety in materials and components to create richness and contrast as they evolved their architectural style. Generally, the materials and detailing chosen by the architects – including ambitions and innovative elements such as vertically sliding windows to the terrace blocks – have been remarkably successful, proving to be robust, durable and effective for over half a century.

Among the most striking elements are the glazing and glass cladding within an aluminium framework (Great Arthur House and the maisonette blocks). The use of bright primary coloured glass cladding – in yellow, blue and red – provides a distinctive signature to those buildings completed during the first phase.

The extensive use of concrete – fair-faced, pick-hammered or bush-hammered – also distinguished many buildings on the estate. Much of the concrete was intended to be left exposed but, because of uneven weathering, was subsequently painted. In some cases, however, such as Cullum Welch and Crescent Houses, it has remained unpainted. Pink brick and blue or purple engineering bricks were used extensively for load-bearing and other walls. Full height glazing and slender concrete columns or *pilotis* as structural support for the swimming pool and leisure centre result in a very different aesthetic. Similarly, panels of black and white tiles on the east and west elevations of the community centre provide a distinctive quality to that building.

Many of the finishes are finely detailed, such as the slender aluminium window frames of the earlier residential blocks, and the mosaic tiles employed on Crescent House. In other cases, more robust materials are employed, such as the black tubular handrails used around the courts.

In their choice of materials, the architects contrasted those elements required to be strong, such as structural concrete, load-bearing walls, or guard rails, with more delicate elements such as windows and spandrel panels. 'We feel strongly that other values besides refinement should be pursued, particularly clarity of form and – sometimes – robustness... This contrast between the rough and the smooth, the bright and the dull – even between the clean and the dirty – creates a tension which is the essence of architecture – when the choice of materials and the balance between them is right of course!'

Management Strategy

The City Corporation's management strategy for the Golden Lane Estate has already been partially formulated and published in the Golden Lane Estate Listed Building Management Guidelines 2013. This considers the Estate a whole, individual blocks, spaces and landscape as well abstracted themes, such as Colour and Transparency, which are common to the estate elements.

A listed building guide specifically for residents was published in 2008 with the intention of enabling a better understanding of the implications of doing work to their listed homes and providing a practical guide through the permission process.

Potential Enhancements

The post-war, modernist character of the Estate has survived well. Small-scale enhancements to urban greening, lighting and wayfinding could all help to enhance the Estate yet further, alongside ongoing projects of repair and maintenance of the fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

b. Barbican Estate

Introduction

Built between 1962 and 1982 for the City Corporation to designs by the architects Chamberlin, Powell and Bon, the Barbican Estate is a sprawling, mixed-use development arranged upon a raised pedestrian podium above ground-level car parking. Prevaillingly residential, with over 2,000 flats, maisonettes and terraced houses of varying configurations, the estate incorporates schools and arts buildings: the Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls, as well as shops, offices, the two exhibition halls, two cinemas, a restaurant and business centre. Additionally, the medieval church of St Giles is located within the southern part of the estate.

Nearly fifty years on, the Barbican Estate still feels quite futuristic. It is a successful twentieth-century architectural experiment, for various reasons: the integrity and skill of the architectural vision – in plan and detail – and its faithful execution, the single ownership of the site, the continuous investment in maintenance and repair, the prominent central London location and residential community. Because of its success, the estate has avoided the feeling of datedness and obsolescence that has dogged brutalism in other cities (e.g. Rodney Gordon's Tricorn Centre in Portsmouth, now demolished).

However, the estate is both a piece of city and a stand-alone set-piece. It is entirely different in disposition to the more traditional surrounding streets. And the estate cannot really be critiqued like an area composed of ordinary streets with individual buildings that contribute or not to its character and appearance. In conception and execution, the estate is more of a single composition and consequently should be considered as such.

With Golden Lane Estate, this quality sets it apart from other conservation areas in the City, which are aggregates of many individual buildings (arguably, with its blocks conjoined by the podium, the Barbican is a single building) and spaces of varying qualities, rather than a single composition. Unlike other conservation areas, the development pressure is very different. There is little prospect of substantial external change in the Barbican. Rather, development pressure is likely to come in the form of adapting and modernising the whole as technologies and patterns of behaviour change.

The individuality of the Barbican goes beyond its city context, for it is not quite like anything else even in London. It is like an amalgam of the Brunswick Centre and Alexandra Road Estate, London Borough of Camden, and the Trellick Tower in the Royal Borough of Kensington and Chelsea. As a piece of masterplanning and architectural design, the innate quality of the Barbican has been recognised by its 2001 listing; also, by its survival comparatively unaltered (although this has to do as much with the entire Estate being under the control of a single body, the City Corporation).



Looking west over the Barbican Estate

Overall character

The Barbican Estate is characterised by its singularity of composition, enormity of scale and sublimity of effect. It is less an aggregate of individual buildings and more a single, consistent piece of architecture that expresses its basic formula (bush-hammered concrete, orthogonal forms, lateral or vertical emphases) in a series of building typologies that are arranged to produce effects of void, depth and awe.

It's also a very well executed concept, with no lessening of the effect anywhere within the estate. This is partly a testament to the generosity and skill of its creators and partly to the way it has been maintained since it was built. The quality of execution ensures that, for the pedestrian, the estate is an immersive experience, with no let-up of the sense of navigating through a new piece of city.

This summed up well by the routes into the estate, most of which lift the pedestrian off ground level. It can be a challenging place to approach and orienteering within can be difficult for those unfamiliar with the estate. This is because it does not possess the traditional townscape of streets and junctions framed by buildings. Indeed, part of the point of the estate was to upend this traditional configuration. Here, there are no carriageways, and footways pass under, over, through buildings, instead of past them.

Architecture and spatial planning

From the Listed Building Management Guidelines

In successfully combing such a wide variety of uses across a large estate of dense, high-quality housing, the Barbican Estate is a unique example of coherent inner city planning of the post war era. It also combined the key planning themes of highwalks and megastructure, both favoured planning strategies of their time.

The planning of the estate as a complete composition, the placing of the towers with their distinctive silhouettes, the form of, and relationship between, the lower scale housing blocks and the spaces and other uses all contribute to the estate's special architectural interest. While the residential towers of Lauderdale, Shakespeare and Cromwell with their saw-toothed balconies proclaim the Estate far beyond its immediate

boundary, it is the smaller scale building set around landscaped courts that create and ambience of the estate itself.

The geometric order of the buildings and spaces is a strong feature of the estate when read in the context of the City plan and the discipline of its planning in contrast to its surroundings is equally legible in three dimensions. The formal composition of buildings around a series of spatial 'reservoirs' balances a sense of segregation from the city with its actual proximity, enhanced by the highwalk connections.

Despite the high density of the scheme the civic scale and grandeur of the main spaces with their interpenetrating views prevent the development from feeling oppressive. Routes traversing the estate are provided between, through and under building and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the estate.

The architectural vocabulary of the residential buildings, incorporating such features as planting balconies and white barrel-vaulted roofs, distinguishes these buildings from the others on the estate. However, the overall plan form of the Barbican, and the integrated relationship between buildings, spaces, lakes, podium walkways all contribute to the special value of the composition as a totality. The structural expression of the individual buildings on the Estate, the scale and rhythm of columns, edge beams and the consistent use of a limited palette of selected materials – bush hammered concrete, brindled brickwork, metal and timber framed glazed panels and screens are all particularly characteristic.

The architects explored Brutalism in the Barbican design which they had experimented with in some of the later phases at Golden Lane. The Brutalism movement was associated with the honest use of materials, mainly exposed concrete, and expression of form, function and spaces. Bush hammering, where the surface of the concrete is altered using a power hammer with a special head to expose the aggregate, is used across the estate. It gives buildings distinctive form and texture and is an important characteristic of the estate.

Individual elements

Slab blocks

The most numerous building type in the estate. They are in most cases roomy and mid-rise in height. Set on various alignments, these frame different incidents – from formal green spaces like Thomas More and Speed Gardens to more informal, harder-landscaped spaces. There is a horizontal emphasis. On the elevations, strong horizontal lines of concrete are slatted with windowbox colour and hardwood aperture frames. Eyelike semi-circular dormers are paired and evenly distributed across the roof, belonging only to the slab blocks and helpful signifiers of their residential function. All of this raised above podium level on thick, gnarly columns to allow people to move freely below.

In the South Barbican, the slab blocks are: Andrewes House, Defoe House, Thomas More House, Speed House (all the largest, all on a lateral alignment), Gilbert House, Seddon House, Mountjoy House and Willoughby House (all on a vertical alignment). These form two separate interlocking groups that on plan resemble two symmetrical squares. Navigating the central areas of the estate, the feeling is always of being surrounded by them; their insistent laterality provides the foreground and background to a user's experience.

In the North Barbican, the slab blocks are: John Trundle Court, Bunyan Court, Bryer Court, Ben Jonson House and Breton House. These form a more irregular group than those in the South Barbican; the first three forming an informal garden court and the second two reading more as two blocks linked at right-angles. Because of this, these slab blocks are a less immersive experience than those in the South Barbican; instead, they read more as individual buildings to be appreciated from certain vantages.

A unique example of the type is Frobisher Crescent, in which the formula is applied on a semi-circular crescent instead of orthogonal form. Its design is drawn from the pre-WW2 layout of Jewin Crescent, a lost street on the sites of the City of London School for Girls and Thomas More Garden. Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition.

Towers

Perhaps the most distinctive parts of the estate, the towers advertise its presence on the skyline and provide for the most dramatic architectural set pieces within. All that concrete fixed so high up in the air could be crushingly oppressive, but fortunately the towers' skyline presence is redeemed by skilful and emphatic architectural treatment: strong verticals crashing to earth and rows of sharp balconies forming serrated edges. In many views, the vertical towers collide satisfyingly with the horizontal slab blocks. Their irregularly

triangular plan forms mean that their profiles are pleasingly varied and dynamic. They are the most overwhelming parts of an overwhelming whole.

These three towers are evenly spaced along a lateral axis on the divide between the North and South areas. From west to east, they are Lauderdale Tower, Shakespeare Tower and Cromwell Tower. To the north of Beech Street is another, the Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was originally conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others.

Houses

Echoing the traditional building forms lost to the war, the houses are of varying sizes and configurations but take as their general principle that of the traditional terraced house. Their materiality and detailing differ from the larger slab blocks: for their external walls they tend to employ brick or tiled finishes, rather than the bush-hammered concrete; they are differently fenestrated. Nestled against larger slab blocks are Lambert Jones Mews and Brandon Mews, while The Postern and Wallside are terraces to the southern end of the estate frame views of the ruins of the Roman and medieval City wall.

Public Realm, Open Spaces and Trees

Sprawling across most of the whole Estate is the podium – a mauve plane running around and between the blocks, stepping up from South to North as it traverses Beech Street. The podium is accessible by the public and the majority of it is designated as City Walkway. The tones of the original clay tiles subtly vary from purplish mauve to an orange hue; as the podium, despite being raised, was designated as 'ground' level, and therefore was floored with fired earth. This unified treatment ties virtually the whole of the estate together at pedestrian level. Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divides the north from the south, as well as the Breton Highwalk and relics such as tombstones and lampstands echoing the previous urban forms on the site.

Within the estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed gardens and the Barbican Wildlife Garden. Although not part of the public realm, they provide important visual relief in their proliferation of greening and trees and consequent contribution to the estate's biodiversity. From the outset, large, predominantly deciduous trees were specified for the Barbican Estate as a foil to the buildings (including Acacia, Fraxinus, Ailanthus, Horse Chestnut, Catalpa, Tilia, Euclora, Maple and London Plane) and small trees which provide useful enclosure of the space and for the detail value of flowers and leaf at lower level. The positioning of some of the larger trees in the lawn areas is related to large root troughs incorporated in the roofs of the underground car parks.

The two lakes (originally a single lake) not only add colour and interest to the estate, but also contribute to its biodiversity and amenity value. The igloos on the north of Andrewes House, the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of formal and informal water features, a vital component of the estate.

The qualities of the podium underscore the Estate's distinction from the surrounding streets outside the conservation area. Indeed, the consistent, purplish groundscape is atypical in conservation areas, which generally feature traditional highway paving treatments and forms. With the architecture, the podium emphasises the estate's modernity and conceit as the next chapter in the story of a city. Below the podium, at true ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments. The major public realm focal point at this level is Beech Street, a long, linear public highway which carries vehicles under the estate. It takes the form of a narrow dual carriageway flanked by footways on both sides and is heavily vehicular in character; lidded by the podium and Beech Gardens above, Beech Street experiences high levels of air pollution and offers a poor pedestrian experience, something the colourful panels on the walls attempted to relieve but with limited success. The now-removed Brutalist Tapestry, a kinetic and interactive installation by Jason Bruges Studio in 2018 was similarly unsuccessful in ameliorating the pedestrian experience. In 2017 two works, allegedly by the graffiti artist Banksy and the American artist Danny Minnick, appeared on the walls of the two exhibition halls on the opposite side of Golden Lane, at its junction with Beech Street.



Looking north across the lake to the Guildhall School of Music and Drama, with Gilbert House to the left and Speed House beyond

Open space in the estate is not just confined to the podium, though. As mentioned, the blocks disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings. These are vital elements in the overall composition of the estate and its contribution to biodiversity. As well as accentuating the dramatic architectural treatments and allowing combinations of intriguing views, the 'voids' provide vital breathing-space from the Brutalism of the architecture and the materials. Without the plentiful greening and water-features, the estate would be too gaunt and forbidding, while the architectural fragments from earlier ages – newly framed – are a remind of the phases of history preceding it.



Civic Buildings

At the upper end of the South Barbican are disposed civic buildings of an outwardly familiar but quite different architectural vernacular. Completed in 1969, the first element to be finished, the City of London School for Girls was, initially, a low, L-shaped block with strong vertical brick piers and horizontal concrete bands forming a fenestrated grid. One arm was the main school block while the other served as the prep block, adjoining Thomas More Gardens. The prep block was supported by cloisters and its roof form the podium access to the main school block. Subsequent additions include (1988-1991) the construction of the CDT block, partly in and infilling the cloistered area under the prep block, and partly alongside the lake; (1991-1994) in addition to internal alterations, the damming of the lake under the main school block and roof extensions to provide additional internal space; (2001-2004) the construction of the sixth-form centre at right-angles to the prep and CDT blocks and (2012-2013) the infilling of the lightwell on St Giles Terrace to provide more internal space and terrace planting.

Located to the north-east of Gilbert Bridge, the Guildhall School of Music and Drama comprises a series of mauve brick projections, like the podium plucked up and scrunched into oriel-like shapes, above paired columns forming a loggia facing the private half of the northern lake. From this part of the complex emanates the sounds of various instruments, an intangible but nevertheless significant part of the overall ambience.

Arts Centre

In some respects a focal point of the estate, the Arts Centre has a dramatic lakeside setting and is prominent in many views from the South Barbican. It contains a theatre designed for the Royal Shakespeare Company, a studio theatre 'The Pit', a concert hall designed in part with the London Symphony Orchestra, a public library, an art gallery, three cinemas, a conservatory and associated offices, restaurants, shops and foyers. To the lake it presents a series of concrete 'chimneys' or tall rectangular forms, with an upswept concrete canopy slicing across mid-way up. The Centre can of course be entered from outside the estate, via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with the upswept canopy. Above this can be seen the brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory housing temperate and tropical plants, fish and amphibians.

The presence of the civic buildings and the Arts Centre not only add subtle variations to the overall architectural character of the estate; they enhance the overall ambience and sense of place framed by the architecture by introducing uses with differing intangible signatures; they add music, schoolchildren, visitors, artists and culture to a residential area.

Character sub-areas

South Barbican

Comprising the southern two-thirds of the estate up to Beech Street/Beech Gardens/Ben Jonson Place, the South Barbican area includes most of the buildings, green spaces and water features. There are a series of courts formed by the slab blocks. To the south, lower buildings where the ruins are, the estate rising in scale to the height of the towers at Beech Street. The whole estate is set out on a diagonal axis which corresponds to the surviving corner of the Roman fort wall and bastion which are preserved in a green setting to the south. Here, the rubble masonry of the ruins is seen against grass, trees and undergrowth like a fragment of the countryside.

At the southernmost end of estate are the 'foothills' of the Barbican, where the scale is lowest and closest to that of more traditional forms of building, which are illustrated by the remnants of the Roman and medieval City wall and the church of St Giles Cripplegate. The former is especially important in the Barbican's development. This 'shoulder' of the wall – actually belonging to the Fort wall – forms a right-angle on a skewed alignment, a form felt in all the corners of the Estate. It is immediately echoed in the alignment of the footprints of Mountjoy House and the City of London School for Girls; its form is seen beyond in the alignment of Defoe House and Seddon House and slab blocks at the east end of the lake. Hence the inclusion in the conservation area of this foundational element, despite this section actually lying outside the estate boundary

This southern 'ruin park' is framed by Barbican buildings of a relatively low scale: Mountjoy House, Wallside and The Postern. Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts above the church of St Giles Cripplegate, dramatically retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site. The gothic architecture of this medieval, much-restored church contrasts so starkly with the Brutalism of the Estate that the peculiar qualities of each style are emphasised. The City of London School for Girls adjacent is of a scale comparable to the church. Both buildings sit on an island with water on three sides.

Elsewhere on the estate, the scale of slab blocks such as Andrewes House and Thomas More House increases, presenting huge walls of bush-hammered concrete with horizontal emphases as backdrops against which to see ever-changing combinations of the buildings. Through this area of larger building stretches a rectangular lake, surrounded by cliff-faces of concrete. The effect is like a manmade canyon or gorge, best appreciated from the Gilbert Bridge which crosses the water to the Arts Centre. From here, views are also possible into the large 'courts' on either side; their horizontal rows of windowboxes greenly break the bands of concrete, giving the slab blocks a stacked, terraced quality.

From the Lakeside Terrace can be seen the three towers to the north. They loom the Barbican's architectural style over a clutch of lower-rise curiosities: the Barbican Centre, Conservatory and Frobisher Crescent. All three offer something architecturally different: the Centre and Conservatory as variances from the residential block language indicating the presence of different cultural and horticultural uses within; Frobisher Crescent as a curvaceous version of the linear slab block.

North Barbican

The North Barbican is much smaller in footprint than the south and perhaps a little more urban in feel. The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and adjoining Ben Jonson Place with the parallel Ben Jonson House. Instead of the expanses of lawn and water to be found in the south, the original landscaping by Chamberlin, Powell and Bon (refurbished by the Building Design Partnership in 1983), takes the form of a series of tiled planters integrated into the podium, with small lawns, flowerbeds, trees and shrubs. Phase 1 of the podium waterproofing works involved the replacement of the 1983 planters with new ones to the similar design in John Trundle Court and part of Beech Gardens. Resultingly, there was new planting by Nigel Dunnett with an array of grasses, perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes around and within the 'court' formed by John Trundle Court, Bunyan Court and Bryer Court.

At the time of writing, phase 2 of the podium works is forthcoming and will include the restoration of the original planting scheme whilst creating more planting to the south of Ben Jonson House.

Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors' compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. No groundworks were undertaken, so the bombed-out basements from WW2 were left under the Garden's mixed topsoil. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, the Barbican Wildlife Group of local residents began tending the Garden, with a City Gardener, around 2003: an arrangement that continues to this day.

The Garden makes a substantial contribution to the biodiversity of the Estate, along with its ambience and amenity value is well documented in volume IV of the Estate's Listed Building Management Guidelines. In 1.5.57 "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped." In addition, in 3.1.15 (bullet points) "[the Garden] should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the Open Spaces Team. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the [Garden] is not affected".

Barbican Wildlife Garden has also won several RHS London in Bloom awards, as well being open to the public in firstly Open Garden Squares Weekend and secondly London Open Gardens. The Garden, with Thomas More Garden, Speed Garden, the lakes and part of Beech Gardens along with St Alphage Garden and Barber Surgeons' Garden comprises the Barbican Estate, St Alphage Garden and Barber Surgeons' Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan having an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens, as well as the area outside the estate between Bastions 13 and 14, where Friends of City Gardens have recently planted the Barber-Surgeons' Meadow.

Management Strategy

The City Corporation's management strategy for the Barbican Estate has already been partially formulated and published in the following volumes of the Barbican Estate Listed Building Management Guidelines:

- I – Introduction
- II – Residential
- IV – Landscaping

Future volumes will provide management strategies for the following areas:

- III A – Arts Centre [currently in development]
- III B – Guildhall School of Music and Drama
- III C – City of London School for Girls

Originally published in 2005 and updated in 2012, volume II governs works to the residential buildings on the Estate. Adopted in 2015, volume IV addresses the Estate's important landscaping and public realm, while volume III A is in preparation and will provide guidance on the management of the Barbican Arts Centre.

Potential Enhancements

The Estate has survived well and is an unforgettable architectural and spatial experience. Small-scale enhancements to urban greening, lighting and wayfinding would all help to enhance this experience, alongside ongoing projects of repair and maintenance to the brutalist fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

6. Streets, Routes and Transportation

Uniquely amongst the City's conservation areas, the Barbican and Golden Lane Estates contain no streets in the traditional sense. The Estates were designed to be free from the traditional street network, incorporating instead their own distinctive public realm and routes between and under buildings. However, some of the streets forming the site of Golden Lane Estate are recalled in the names of some of the blocks – Great Arthur, Basterfield, Bayer and Hatfield, as well as White Lyon Court in the Barbican Estate. Beech Street was formerly known simply as 'Barbican'.

Bridgewater Square and a portion of Fann Street are included within the boundary. Beech Street runs below the Barbican podium and is part of the conservation area although the more significant character and appearance of Beech Gardens above is insulated from it by the podium. Beech Street therefore does not affect the character and appearance of some parts of the conservation area in the usual sense.

Walking and cycling

Again, uniquely in a City context, cycling is prohibited across the Barbican and Golden Lane Estates and therefore throughout most of the conservation area.

Notwithstanding the sensitive architectural and landscaped character of the estates, it would therefore not be possible to install cycle lanes or cycle hire docking stations within them. As a result, cycling in the conservation area would largely be limited to the aforementioned streets which surround and partially traverse it.

Both estates offer a characterful and intricate pedestrian experience and Legible London wayfinding signage has recently been installed for those navigating them.

Beech Street

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution. The City Corporation has aspirations to significantly improve the air quality and amenity value of Beech Street as part of its ongoing Culture Mile initiative.

As part of this, between March 2020 and September 2021, the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem. Under the scheme, Beech Street temporarily became a zero-emission street, with only pedestrians, cyclists and zero-emission vehicles permitted to traverse its length (access for off-street premises excepted).

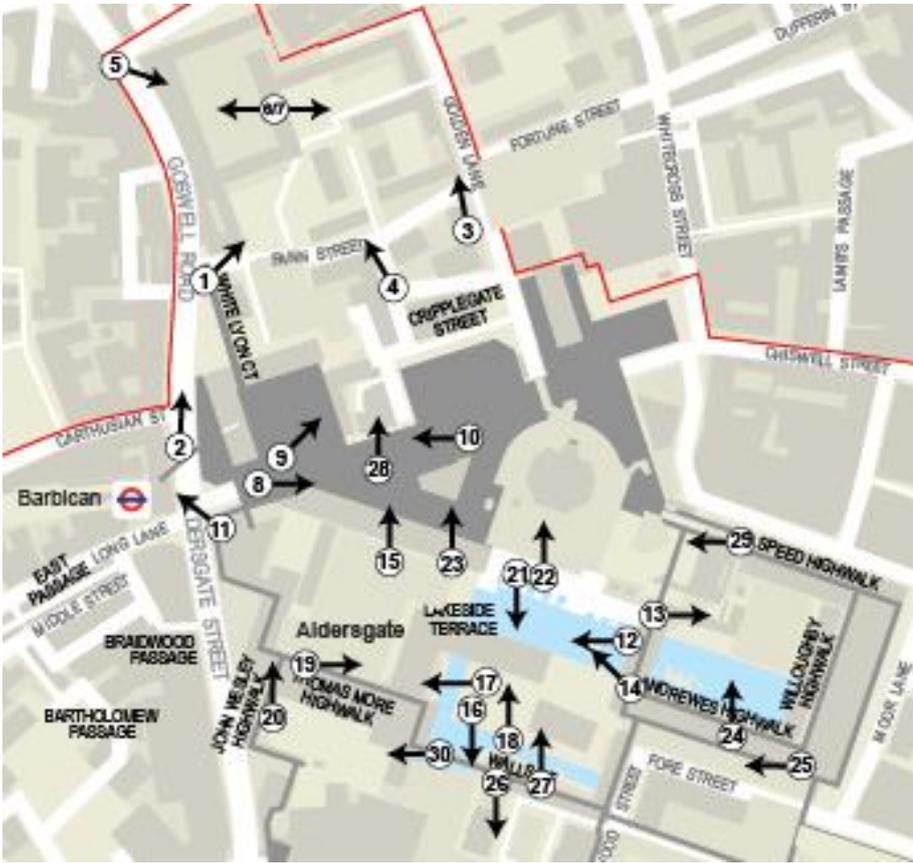
During the experiment, air quality levels significantly improved. If the zero-emission restrictions were implemented permanently, there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area.

7. Views

The below list of views within the conservation area is given as a starting-point. Views from these fixed points represent only a portion of the pedestrian experience of the conservation area. They cannot capture the extraordinary, ever-changing combination of architectural volumes and voids seen on perambulations through the estates. These are beyond the ability of any one fixed view to convey. Nevertheless, the following views help to indicate the architectural and spatial complexity of the conservation area. Moreover, it is important to note that the views out of the Estates, with glimpses of the surrounding City, are likely to change because the conservation area sits within the dynamic context of an urban heart.

1. Outside north side of Blake Tower, looking north-east towards Great Arthur House
2. Views of Crescent House along Aldersgate Street from the south
3. From junction of Fann Street/Golden Lane looking north along Stanley Cohen House
4. From Fann Street looking north between Cuthbert Harrowing and Bowater Houses
5. From Baltic Street looking south at Hatfield House
6. From the centre of the Golden Lane Leisure Centre looking west
7. From the centre of the Golden Lane Leisure Centre looking east
8. From west end of Beech Gardens looking east
9. From west end of Beech Gardens looking north-east
10. From east end of Beech Gardens looking west
11. From northerly corner of Seddon Highwalk through 'arrow slits' from Seddon Highwalk onto Aldersgate Street
12. From the centre of Gilbert Bridge looking west
13. From the centre of Gilbert Bridge looking east
14. From south end of Gilbert Bridge looking north-west
15. From podium under Shakespeare Tower looking up
16. From St Giles Terrace looking south
17. From St Giles Terrace looking west
18. From St Giles Terrace (near north gravestones) looking north
19. From Thomas More Highwalk looking east
20. From Thomas More Highwalk looking north
21. From Lakeside Terrace (centre) looking south
22. From Lakeside Terrace (centre) looking north
23. From Lakeside Terrace (west end) looking north
24. From Andrewes Highwalk (centre) looking north
25. From Andrewes Highwalk (centre) looking west
26. From the west end of Wallside looking south
27. From the east end of Wallside looking north
28. From Beech Gardens looking north
29. From Speed Highwalk looking west towards the Arts Centre
30. From the bridge linking Wallside and Thomas More House looking west

Additionally, in the Barbican Listed Building Management Guidelines vol. IV key views are discussed at 1.5.75 ('Significant Vistas') and are listed in appendix A1.



Views map

8. Nocturnal Character

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscapes. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a visual hierarchy at night.

Nocturnally, the Barbican and Golden Lane conservation area differs to the others. Light spills from the thousands of residential units in an infinite series of combinations, making the illumination of the Estates by night – particularly the Barbican with its high-, mid- and low-rise units – extraordinarily diverse and subtle. Their nocturnal character is largely residential, but on a giant, modernist scale, creating an arresting and memorable experience by night. In addition to the darkness and soft illumination, other factors combine to enhance this intangible character: soundscape of water, absence (mostly) of traffic noise, tranquillity – or as much as there can ever be in the heart of a capital city. By night, the contrast between the residential estates and surrounding commercial buildings is also marked. Light incursion from the larger office buildings bathes the fringes of the Estates, a reminder of their location in the commercial heart of a capital city.

And there is, of course, the Barbican Arts Centre complex at the heart of that Estate, host to a range of evening programming with its own lighting signature.

Proposals to augment or alter the lighting of the conservation area must derive from the relevant passages of the City of London Lighting Strategy (2018). The relevant guidance is contained under section 4.3.6 – 'Culture Mile' character area.

9. Local Details

Blue plaques, architectural sculpture, memorials and public statuary add another layer of character to conservation areas. However, the Barbican and Golden Lane conservation area is again different to all others in this respect as a result of its comprehensive redevelopment. Such details, where they exist, tend to be incorporated into the new buildings as 'found' relics of previous structures, rather than surviving in their original context.

For instance, there are a number of important historic memorials and funerary structures on **St Giles' Terrace** that evoke the poignancy of the use of the former churchyard in the conservation area. They are to be found embedded in tiles on the area of the podium around the church of St Giles. Here and elsewhere on the Barbican Estate can be found traditional lamp standards, striking oddly traditional notes amidst the futuristic architecture and public realm.

On **White Lyon Court** is preserved a carved stone relief of 1908 by Horace Grundy of figures in 16th century dress refining gold. It came from the premises of W. Bryer & Son, gold refiners, at 53-54 Barbican, demolished 1962. The southern boundary of Barbican Wildlife Garden, **Bridgwater Square**, contains remnants of pre-war buildings or their enclosures.

Artworks proliferate. On the **Speed Highwalk** are displayed a fine series of grade II listed murals from the former Telephone Exchange building on Farringdon Street by Dorothy Annan. Nearby, Barbican Muse by Matthew Spender (1994; originally at the Silk Street entrance but later moved) enlivens the north end of Gilbert Bridge. More recently, the artist known as Banksy left artworks referencing a Basquiat exhibition held at the Barbican. The artist Danny Minnick is alleged to have left an artwork adjoining one of the 'Banksys' at the southern end of Golden Lane.

Affixed to the **Arts Centre** both above its **Silk Street** entrance on Cromwell Highwalk and facing **Defoe Place** are the 4B's designed by Ken Briggs and installed before the opening in 1982.

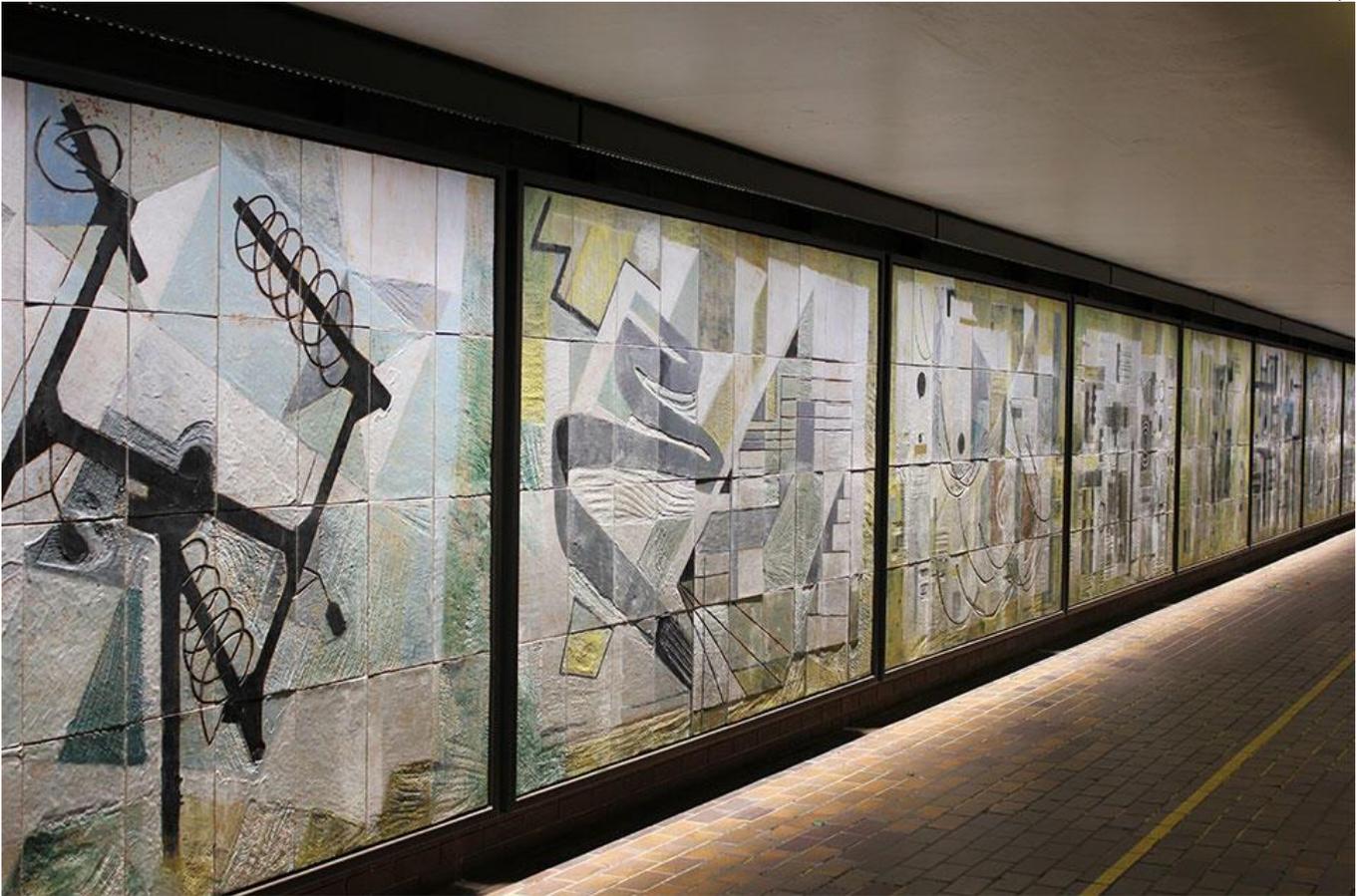
On **Beech Gardens** is preserved Mendelssohn's Tree – the remains of a 500-year-old Beech tree toppled by a storm in the forest of Burnham Beeches in Buckinghamshire in 1990. It supposedly sheltered the composer Felix Mendelssohn during his frequent visits to that area. Also here, the boulder-enclosed fountain and the boulder table, features of the Building Design Partnership's refurbishment. On **Ben Jonson Place** is the Dolphin Fountain (John Ravera, 1990), together with another fountain installed as part of the 1983 refurbishment



Works allegedly by Danny Minnick (left) and Banksy (right) below the podium, southern end, of Golden Lane at its junction with Beech Street (2017).



Gravestones idiosyncratically re-set into the podium at St Giles Terrace, Barbican



The Dorothy Annan murals, created c.1960, relocated to Speed Highwalk 2013.



Sculpture by Matthew Spender, 1994, at the north end of Gilbert Bridge.

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TEST OF RELEVANCE: EQUALITY ANALYSIS (EA)

The screening process of using the Test of Relevance template aims to assist in determining whether a full Equality Analysis (EA) is required. The EA template and guidance plus information on the Equality Act and the Public Sector Equality Duty (PSED) can be found on Colnet at: <http://colnet/Departments/Pages/News/Equality-and-Diversity.aspx>

Introduction

The Public Sector Equality Duty (PSED) is set out in the Equality Act 2010 (s.149). This requires public authorities, in the exercise of their functions, to have 'due regard' to the need to:

- Eliminate discrimination, harassment and victimisation
- Advance equality of opportunity between people who share a protected characteristic and those who do not, and
- Foster good relations between people who share a protected characteristic and those who do not

The characteristics protected by the Equality Act 2010 are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership.
- Pregnancy and maternity
- Race
- Religion or belief
- Sex (gender)
- Sexual orientation

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What is due regard?	How to demonstrate compliance
<ul style="list-style-type: none"> • It involves considering the aims of the duty in a way that is proportionate to the issue at hand • Ensuring that real consideration is given to the aims and the impact of policies with rigour and with an open mind in such a way that it influences the final decision • Due regard should be given before and during policy formation and when a decision is taken including cross cutting ones as the impact can be cumulative. <p>The general equality duty does not specify how public authorities should analyse the effect of their business activities on different groups of people. However, case law has established that equality analysis is an important way public authorities can demonstrate that they are meeting the requirements.</p> <p>Even in cases where it is considered that there are no implications of proposed policy and decision making on the PSED it is good practice to record the reasons why and to include these in reports to committees where decisions are being taken.</p> <p>It is also good practice to consider the duty in relation to current policies, services and procedures, even if there is no plan to change them.</p>	<p>Case law has established the following principles apply to the PSED:</p> <ul style="list-style-type: none"> • Knowledge – the need to be aware of the requirements of the Equality Duty with a conscious approach and state of mind. • Sufficient Information – must be made available to the decision maker • Timeliness – the Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken not after it has been taken. • Real consideration – consideration must form an integral part of the decision-making process. It is not a matter of box-ticking; it must be exercised in substance, with rigour and with an open mind in such a way that it influences the final decision. • Sufficient information – the decision maker must consider what information he or she has and what further information may be needed in order to give proper consideration to the Equality Duty • No delegation - public bodies are responsible for ensuring that any third parties which exercise functions on their behalf are capable of complying with the Equality Duty, are required to comply with it, and that they do so in practice. It is a duty that cannot be delegated. • Review – the duty is continuing applying when a policy is developed and decided upon, but also when it is implemented and reviewed.

However there is no requirement to:

- Produce equality analysis or an equality impact assessment
- Indiscriminately collect diversity data where equality issues are not significant
- Publish lengthy documents to show compliance
- Treat everyone the same. Rather, it requires public bodies to think about people's different needs and how these can be met
- Make services homogeneous or to try to remove or ignore differences between people.

The key points about demonstrating compliance with the duty are to:

- Collate sufficient evidence to determine whether changes being considered will have a potential impact on different groups
- Ensure decision makers are aware of the analysis that has been undertaken and what conclusions have been reached on the possible implications
- Keep adequate records of the full decision making process

Test of Relevance screening

The Test of Relevance screening is a short exercise that involves looking at the overall proposal and deciding if it is relevant to the PSED.

Note: If the proposal is of a significant nature and it is apparent from the outset that a full equality analysis will be required, then it is not necessary to complete the Test of Relevance screening template and the full equality analysis and be completed.

The questions in the Test of Relevance Screening Template to help decide if the proposal is equality relevant and whether a detailed equality analysis is required. The key question is whether the proposal is likely to be relevant to any of the protected characteristics.

Quite often, the answer may not be so obvious and service-user or provider information will need to be considered to make a preliminary judgment. For example, in considering licensing arrangements, the location of the premises in question and the demographics of the area could affect whether section 149 considerations come into play.

There is no one size fits all approach but the screening process is designed to help fully consider the circumstances.

What to do

In general, the following questions all feed into whether an equality analysis is required:

- How many people is the proposal likely to affect?
- How significant is its impact?
- Does it relate to an area where there are known inequalities? At this initial screening stage, the point is to try to assess obvious negative or positive impact.

If a negative/adverse impact has been identified (actual or potential) during completion of the screening tool, a full equality analysis must be undertaken.

If no negative / adverse impacts arising from the proposal it is not necessary to undertake a full equality analysis.

On completion of the Test of Relevance screening, officers should:

- Ensure they have fully completed and the Director has signed off the Test of Relevance Screening Template.
- Store the screening template safely so that it can be retrieved if for example, Members request to see it, or there is a freedom of information request or there is a legal challenge.
- If the outcome of the Test of Relevance Screening identifies no or minimal impact refer to it in the Implications section of the report and include reference to it in Background Papers when reporting to Committee or other decision making process.

1. Proposal / Project Title: Barbican and Golden Lane draft Conservation Area Character Summary and Management Strategy SPD				
2. Brief summary (include main aims, proposed outcomes, recommendations / decisions sought): The draft Barbican and Golden Lane CA SPD is a document that analyses the significance of the conservation area and sets out policies for its preservation and enhancement.				
3. Considering the equality aims (eliminate unlawful discrimination; advance equality of opportunity; foster good relations), indicate for each protected group whether there may be a positive impact, negative (adverse) impact or no impact arising from the proposal:				
Protected Characteristic (Equality Group) <input checked="" type="checkbox"/>	Positive Impact	Negative Impact	No Impact	Briefly explain your answer. Consider evidence, data and any consultation.
Age	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Where appropriate, the documents encourage enhancements to access
Gender Reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Marriage and Civil Partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Pregnancy and Maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Race	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Religion or Belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Sex (i.e gender)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed documents have no relevant content
4. There are no negative/adverse impact(s) Please briefly explain and provide evidence to support this decision:	The documents touch on equalities issues only where access to the buildings/streetscape/public realm is concerned. They encourage enhancements to access where appropriate.			
5. Are there positive impacts of the proposal on any equality groups? Please briefly explain how these are in line with the equality aims:	Please see above.			
6. As a result of this screening, is a full EA necessary? (Please check appropriate box using <input type="checkbox"/>)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Briefly explain your answer: The proposed documents are neutral in equalities terms aside from the positive aspect referred to above.	
7. Name of Lead Officer: Tom Nancollas		Job title: Senior Planning Officer		Date of completion: 09 October 2020

Signed off by Department Director :	Name: Gwyn Richards	Date: 16/11/2020
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Screening Statement

On the determination of the need for a **Strategic Environmental Assessment** (SEA) in accordance with the *Environmental Assessment of Plans and Programmes Regulations 2004* and *European Directive 2001/42/EC* of the:

Barbican and Golden Lane Conservation Area Strategy Supplementary Planning Document

October 2020



Sustainability Appraisal/SEA Screening for Barbican and Golden Lane Conservation Area Strategy SPD

1 Purpose of Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)

- 1.1 The SEA Directive identifies the purpose of SEA as “ to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development” (Directive 2001/EC/42).
- 1.2 Sustainability Appraisal (SA) is the process by which this Directive is applied to Local Plan documents. SA aims to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans.
- 1.3 Development Plan Documents (DPD), which for the City includes the City Local Plan 2015, are subject to Sustainability Appraisal. However the 2008 Planning Act allows for Supplementary Planning Documents to be prepared without a full SA as long as they are screened to establish whether they will result in significant effects as defined by the SEA Directive.
- 1.4 The SEA Directive exempts plans and programmes from assessment “*When they determine the use of small areas at local level or are minor modifications to the above plans or programmes...*” and states that “ *....they should be assessed only where Member States determine that they are likely to have significant effects on the environment.*”
- 1.5 The criteria for determining the significance of effects are taken from schedule 1 Regulations 9(2)(a) and 10(4)(a) of the Environmental Assessment of Plans and Programmes Regulations 2004 and are defined in appendix 1. These can be split into the criteria related to (i) the scope and influence of the document, and (ii) the type of impact and area likely to be affected

2 Purpose of the Barbican and Golden Lane Conservation Area Strategy SPD

- 2.1 The Barbican and Golden Lane Conservation Area Strategy SPD provides the context background and policy that will guide protection of the historically significant features of the Golden Lane and Barbican Estates.
- 2.2 This Supplementary Planning Document provides guidance on the implementation of policies relating to the City of London Local Plan 2015 and the adopted London Plan 2016.

3 SEA Screening Procedure

- 3.1 The Responsible Authority (the City of London Corporation) must determine whether the plan or program under assessment is likely to have significant environmental effects. This assessment must be made taking account of the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 (see appendix 1), and in consultation with the Environment Agency, Historic England and Natural England.
- 3.2 Where the Responsible Authority determines that the plan or programme is unlikely to have significant environmental effects, and therefore does not need to be subject to

full Strategic Environmental Assessment, it must prepare a statement showing the reasons for this determination.

3.3 Appendix 1 shows the results of this screening process for the Barbican and Golden Lane Conservation Area Strategy SPD.

4 Screening and Consultation Outcome

4.1 This screening demonstrates that the City of London Barbican and Golden Lane Conservation Area Strategy SPD is unlikely to have significant effects on the environment. Therefore it will not be necessary to carry out a full SA/SEA on this document.

4.2 Each of the statutory consultees has been consulted on this initial screening statement and their responses are summarised below:

Consultee	Response
Environment Agency	Insert consultation responses
Natural England	Insert consultation responses
Historic England	Insert consultation responses

5 Determination

5.1 The City of London Barbican and Golden Lane Conservation Area Strategy SPD is unlikely to have significant effects on the wider environment for the reasons set out in Appendix 1 therefore it will not be necessary to carry out a Strategic Environmental Assessment on this SPD.

Appendix 1 Criteria for determining the likely significance of effects on the environment

SEA Directive Criteria Schedule 1 Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects Scope and influence of the document
1. Characteristics of the Barbican and Golden Lane Conservation Area Strategy SPD having particular regard to:	
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	This SPD provides guidance as to the historic features of the Barbican and Golden Lane conservation area and how these will be protected and enhanced. It will provide guidance to supplement the Local Plan which is the overarching framework for development in the City. It will not allocate resources but will provide additional guidance to assist in development management in the Barbican and Golden Lane conservation area, making sure that the historic significance of the area and its listed buildings are conserved.
(b) The degree to which the SPD influences other plans and programmes including those in a hierarchy.	This SPD should influence the implementation of individual schemes within the Barbican and Golden Lane Conservation Area. However, this will be in line with policy in the Local Plan which was subject to full Sustainability Appraisal.
(c) The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	This SPD provides guidance for any development within the conservation area, with reference to planning documents which have been subject to sustainability appraisal. As such it will contribute to the implementation of policies for sustainable development in the City.
(d) Environmental problems relevant to the SPD.	The Barbican and Golden Lane Estates are within an Air Quality Management Area for NOx and fine particulates. The architecture may be prone to overheating as our climate changes and the predominance of hard landscaping makes flooding from rainwater run-off a key risk. These risks are addressed in the SPD and Local Plan.
(e) The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	This SPD provides supplementary guidance to complement the policies of the London Plan and Local Plan. These parent documents have been prepared having regard to other plans and programmes including all relevant Community legislation. As such it will contribute to the implementation of Community legislation.

SEA Directive criteria Schedule 1 Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects Type of impact and area likely to be affected
2 Characteristics of the effects and area likely to be affected having particular regard to:	
(a) The probability, duration, frequency and reversibility of the effects.	The aim of the Barbican and Golden Lane Conservation Area SPD is to identify the historically important features of the area with

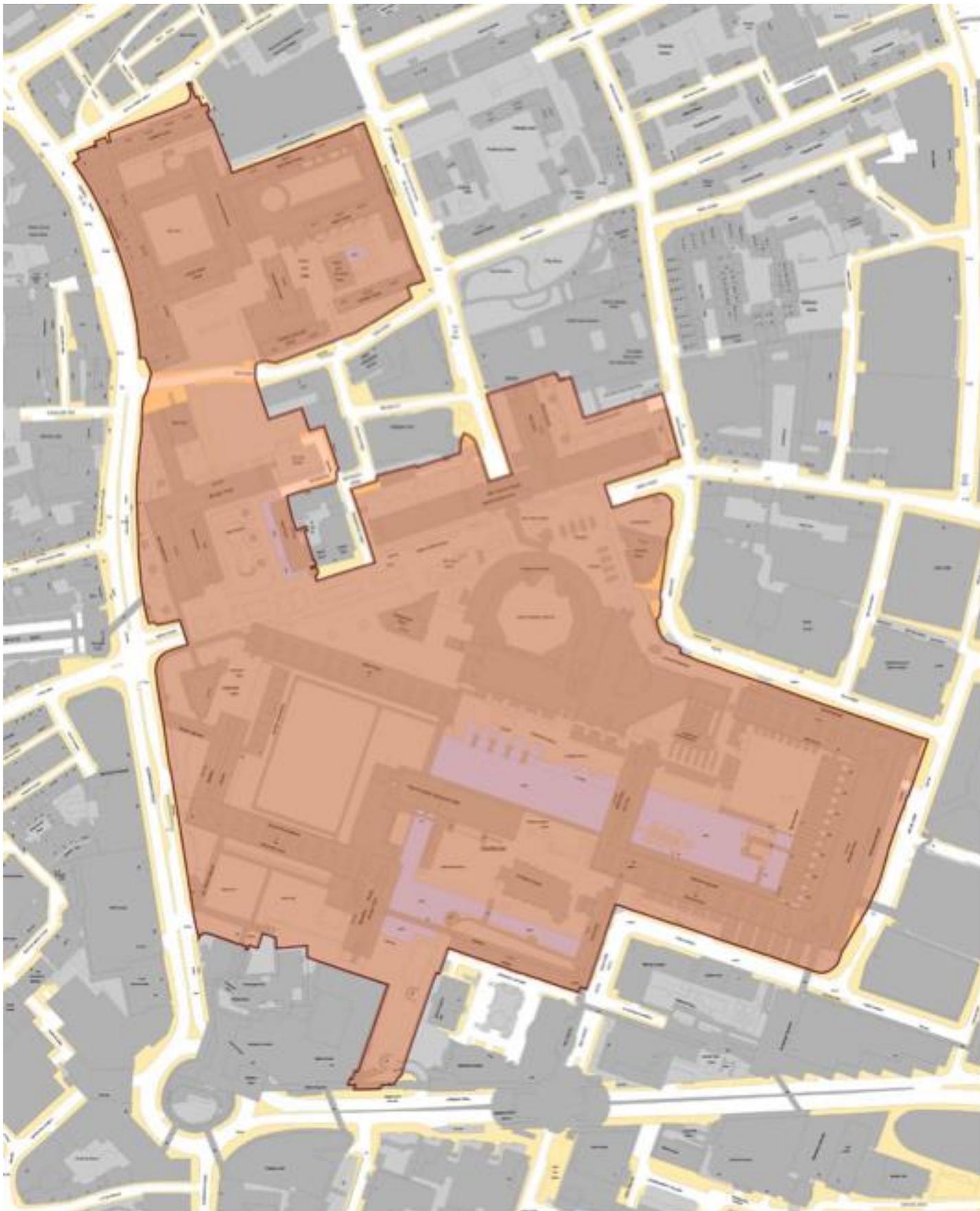
	<p>a view to ensuring their conservation and enhancement in line with Policy CS12.</p> <p>Therefore, any sustainability effects of this SPD are likely to be positive, in line with the findings of the SA of Policy CS12</p>
(b)The cumulative nature of the effects of the SPD.	The impact of this SPD is likely to be positive, affecting a small area at local level, therefore it is anticipated that any cumulative impacts will tend to be positive.
(c)The trans boundary nature of the effects of the SPD.	This SPD will cover a relatively small area at local level therefore it is unlikely to have any trans boundary effects.
(d)The risks to human health or the environment (e.g. due to accident).	This SPD does not present any risks to human health or the environment.
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	This SPD applies to a small part of the City, with a relatively high resident population. The effects of this SPD will be mainly positive and will be likely to affect the immediate area of the two estates.
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The SPD is supplementary to the London Plan and Local Plan and emerging City Plan 2036 which provide protection for areas which are valued for their natural characteristics or cultural heritage and which set environmental standards for the City's new development. This SPD will not adversely affect the value and vulnerability of the area.
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD is supplementary to the London Plan Local Plan and emerging City Plan 2036 which provide protection for views and townscapes some of which have international protected status.

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Barbican and Golden Lane Conservation Area

**Draft Supplementary Planning Document
2021**

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Map of the Barbican & Golden Lane conservation area (boundary designated October 2018)

1. Summary of character, appearance and significance

This supplementary planning document articulates the special character and appearance of the Barbican and Golden Lane Conservation Area and the policy framework for its management.

The area is characterised by two distinct developments: Golden Lane Estate to the North and Barbican Estate to the South. The characteristics which contribute to the special interest of the Barbican & Golden Lane conservation area can be summarised as follows:

- Two estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlin, Powell & Bon
- Integration of the ancient remains of the Roman and medieval City wall and the medieval church of St Giles' Cripplegate in a strikingly modern context
- In scope and extent, the estates are important visual evidence of the scale of devastation wrought by the WW2 "Blitz" bombing campaign of 1940-41.
- Seminal examples of ambitious post-war housing schemes incorporating radical, modern ideas of architecture and spatial planning reflecting the development of both Modernism and Brutalism
- Unprecedented and ingenious provision of open space and gardens within central London, which continue to be a defining characteristic of the estates today
- New and striking architectural idioms, applied on a significant scale; a new architectural language deliberately modern and forward-looking; a way of planning and arranging buildings and spaces which was unprecedented in Britain and reflected evolving ideas of the modern city.

2. History

The conservation area is in the north of the City of London, beyond the Roman and medieval City walls, however from the map above, it can be seen that this area also incorporates the corner of the Fort wall. This location meant the conservation area was not as densely developed as the rest of the City until the 17th and 18th centuries when the City grew beyond its walls.

In the Roman period, there was an extramural cemetery at Smithfield just to the west of the City boundary – as was the Roman custom to bury the dead outside the City walls. In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today from the conservation area. During this period, the character of this area was that of a sparsely populated suburb, immediately outside a military complex and near an area used for burials.

There are few traces of occupation known from the Saxon period, during which time the City appears to have been left unoccupied in favour of another settlement: Lundenwic, further along the Strand. However, in the 9th century, the old walled city was reoccupied by Alfred the Great. The Cripplegate, as it came to be known, is mentioned in the laws of Ethelred (978 – 1016 AD). It was then rebuilt in 1244 and again in 1492. The word 'Barbican' derives from Old French and refers to a fortified outpost or castle outwork ('barbican'). Something similar once stood here which was known to the Normans as Base Court (or 'Bailey') and most probably founded upon the old Roman defensive architecture. This facility was defensive under Edward I but soon passed into the property of the Earls and Dukes of Suffolk.

St Giles' church was established by c.1115 with the present building dating from c.1550. The churchyard was completed by 1181 (Lobel), and in 1270 appeared as a rectangular space immediately south of the church. In the west was a Jewish Cemetery, the only such in England, and was later converted into a garden after the expulsion of the Jews in 1290. By 1520 the churchyard occupied the land to the south and west of the church, following the distinctive right-angle of the City wall.

By 1676 the churchyard had been extended by some distance to the south, following the course of the City wall just past the bastion. On Rocque's map this section is labelled the 'Green Ch.Y', as opposed to the 'Cripple gate Church Yard' nearer the church. With minor encroachments here and there, this is the way it stayed until the devastation of WW2, when this locality was flattened. The Blitz devastated many English cities and London was no exception. Hit particularly badly was the ancient City of London, the Roman core which

sprawled over two millennia through the inner and then outer suburbs to form what is now Greater London.

The City has survived many crises in its long history; abandonment, conquest, plague and war. However it was not until the Great Fire of London in 1666 that the City became seriously disfigured with many buildings razed to the ground. However, from the smoking ruins it grew back, spurred by the barely containable commercial activity for which the City is known. These noble new buildings of brick and stone were the result of new building codes which were introduced to ensure that the Great Fire never happened again. Subsequently, in the four centuries between then and the Blitz, the City had passed the years largely unscathed other than by the natural procession of architectural trends.

London, as both the capital and a prominent dock city was an obvious target of the Blitz and beyond. During 1940 and 1941, thousands of tonnes of high-explosive and combustible bombs fell on the City. Some quarters escaped with only superficial damage – and St Paul's Cathedral, with hardly any – but some others were almost wholly destroyed. One such area was the tract of City to the north of the ancient Guildhall (its roof stove in by bombs, but the rest survived), to the east of Smithfield Market and to the west of Moorgate, extending up to the City's border with what is now Islington. This area of Cripplegate and Aldersgate Wards had been largely occupied by garment warehouses and their wholesale destruction left deep basements, vast piles of rubble but, fortunately its small pre-war population, meant that the tragic loss of life and injury was minimal.

In the mid-19th century over 130,000 people lived within the City. However, by 1952 the number of residents had dropped to just 5,000. Many residents who had lost their homes during the WWII bombing were rehoused in areas outside the City. Business and commerce quickly became the main uses within the City. However, the City Corporation was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City post-war.

Post-war, there was a national expectation that living standards should improve, and provisions of new housing should be the latest in architectural design. Bomb damage combined with concerns about urban sprawl and loss of countryside led planners and architects to re-examine the potential of living in urban areas. Plans and reports at this time were concerned with land use zones, such as the grouping together of shopping and community facilities. Mixed developments of houses and flats with public open spaces and private gardens were becoming increasingly popular with planners and were based on the community principle of the 'neighbourhood unit' developed in the USA during the 1920s. During this time, there was also a shift away from the idea of a 'garden suburb', which had been popular in the early 20th century. The innovation of 'highwalks' as a means of separating road traffic from pedestrian movement and facilities was also an increasingly popular planning solution in developing self-contained communities.

Architectural competitions were launched by several local authorities across the country to design and construct high-density, low-cost modern housing. In 1951, the City Corporation purchased land between Goswell Road and Golden Lane and announced a competition to design a housing estate primarily for single people and couples who had key jobs in the city, such as caretakers, nurses and policemen. Geoffrey Powell, a lecturer of architecture at the Kingston School of Art in 1952 won the competition. He invited his colleagues Christoph Bon and Peter Chamberlin to collaborate on a detailed design for the Golden Lane Estate. This was finalised in 1952 and later revised for an enlarged site area from 1954 after building had begun the previous year. The Golden Lane Estate was completed in 1962 as a landmark early modern housing scheme, including a public house, shops, a community centre, a leisure centre and a tenant's hall .

In 1955 the City Corporation commissioned Chamberlin, Powell and Bon to prepare a scheme for a redevelopment which was to be integrated with the proposed commercial development along London Wall as part of the Martin-Mealand Plan of both the City Corporation and London County Council. This scheme was submitted to the City Corporation in 1956. Simultaneously, a voluntary group called the New Barbican Committee prepared a scheme for the redevelopment of the area. The scheme was refused by the City Corporation and dismissed on appeal as it was considered that the vast commercial premises it proposed would greatly increase congestion in central London. The then Minister of Housing indicated in his decision that there would be advantage in creating a genuine residential neighbourhood in the City, which incorporated schools, shops, open spaces and other amenities, even if this meant foregoing profitable returns on the land.

The City Corporation resolved to accept the Minister's recommendations and invited Chamberlin, Powell and Bon to prepare a revised scheme which was presented in November 1959. This scheme included flats and maisonettes, new buildings for the City of London School for Girls and the Guildhall School of Music and Drama, a theatre, concert hall, art gallery, lending library, hostel for students and young people, shops, restaurants, public houses, car parking space, as well as reserving sites for a swimming pool and a gym. The

scheme was accepted in principle and the City Corporation undertook to construct the scheme itself. The elevated walkway system on top of the podium, designed to separate pedestrians from vehicles, was carried forward in the Martin-Mealand scheme of the mid-1950s and was an important consideration. Chamberlin, Powell and Bon produced their first detailed plans for the Barbican Estate in 1956, which were revised in early 1959 and approved in December that year. In 1960, Ove Arup and Partners were appointed as structural engineers. Work on the Barbican Estate began in 1963 and would be dogged by industrial disputes.

Gradually, however, the mammoth estate began to take shape. The first building to be completed was Milton Court in 1966, a civic building now-demolished and replaced by the Heron. Next was the City of London Girls School in 1969, followed by a spate of residential blocks and Barbican YMCA. The last buildings to be completed were the Barbican Centre and Frobisher Crescent, in 1982, the former officially opened that year by the Queen.

Outwardly, the buildings of both estates have hardly changed. Development has largely been subtle. In 2010, Frobisher Crescent was converted from office to residential use. In 2013-15, areas of the podium were resurfaced with bespoke clay pavers to match the originals. Blake Tower was converted into residential use from Barbican YMCA in 2013-2017. In 2018, Great Arthur House was re-clad to the original design. More obvious alterations are relatively minor in scope: a new canopy roof above Brandon Mews (1987) and the refurbishment of the lakes (2004), as well as the link building ("Yellow Shed") and the conversion of part of Exhibition Hall 1 to Cinemas 2 and 3 and Cote Restaurant. Bridgewater Square, having been laid out as an amenity lawn, with Barbican Wildlife Garden around 1974, was resurfaced in 1989 for use as a children's play area for the adjoining nursery below Bunyan Court. As a result the original access steps from the podium were no longer accessible but remain under the steel spiral ramp and stairs now used to access the nursery. A clumsy footbridge linking the Barbican Estate to Barbican Underground Station around 1988, seemingly to the design of the then City Surveyor.

Long praised as outstanding examples of their kind, at the turn of the century the estates were recognised through listing. In 1997, buildings, other than the garages to the north of Basterfield House, the Estate's workshop having been incorporated into the now demolished City of London Adult Learning Centre some time ago, on the Golden Lane Estate were individually listed and in 2001 the entire Barbican Estate was designated a single listed building (all at grade II, except for Crescent House at grade II*). In 2003, the Barbican Estate's landscaping and spatial planning received additional recognition through its listing as a grade II* Registered Park & Garden; in 2020, the Golden Lane Estate received the same accolade at grade II.

Parts of this text derive from the Barbican Listed Building Management Guidelines

3. Planning Policies

This Supplementary Planning Document (SPD) sets out the City Corporation's specific policies relating to the Barbican and Golden Lane conservation area. Development affecting this conservation area will be managed in accordance with legislation and the national and local planning policies set out below.

Development should preserve and enhance the distinctive character and appearance of the Barbican and Golden Lane conservation area – as set out in this SPD – and the significance of individual heritage assets within the boundary. Where appropriate, development should seek to better reveal the significance of the conservation area and other individual heritage assets.

Legislation

The Civic Amenities Act 1967 gave local authorities the power to designate conservation areas, and these powers are now contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act (section 69 (1) (a)) defines a conservation area as an area: "of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance". Section 71 (1) of the Act requires the local planning authority to "...formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas" (see www.legislation.gov.uk).

National policy

The Government's planning policies are contained within the National Planning Policy Framework (NPPF), which came into force on 27 March 2012 and which was last updated on 19 June 2019. Historic environment policies are detailed in chapter 16 which sets out the requirements for local authorities and applicants in relation to the conservation of heritage assets, including conservation areas. See www.communities.gov.uk. The Department for Communities and Local Government have published

Planning Practice Guidance for the NPPF, of which the section 'Conserving and enhancing the historic environment' is particularly relevant. See <http://planningguidance.planningportal.gov.uk/>.

NPPF historic environment policies are supported by the Planning Practice Guidance and Historic Environment Good Practice Advice notes 1-3, produced by Historic England. See:

[Gov.uk](#)

[Historic England](#)

London-wide policy

The London Plan (adopted 2021) forms part of the statutory development plan for the City of London and needs to be considered when considering development within the Conservation Area. The key policy is HC1 'Heritage conservation and growth' in Chapter 7 'Heritage and Culture'.

[The London Plan](#)

City of London policy

Planning policy for the City of London is contained both within the current adopted Local Plan (2015) and in The Draft City Plan 2036. See www.cityoflondon.gov.uk, for more information. Development proposals within the Barbican and Golden Lane conservation area must be considered in the context of the policies of the Local Plan 2015 (so long as it remains in effect) and the Draft City Plan 2036. Within this framework, particular account will need to be taken of the following policies:

Local Plan 2015

CS10 Design
CS12 Historic Environment
DM12.1: Managing change affecting all heritage assets and spaces
DM12.2: Development in conservation areas
DM12.3: Listed buildings
DM12.4: Ancient monuments and archaeology
DM12.5: Historic parks and gardens
CS13: Protected views
S11: Historic Environment
HE1: Managing Change to Heritage Assets
HE2: Ancient Monuments and Archaeology

Draft City Plan 2036

S8: Design
DE1: Sustainability Standards
DE2: New Development
DE3: Public Realm
DE4: Pedestrian Permeability
DE5: Terraces and Viewing Galleries
DE6: Shopfronts
DE7: Advertisements
DE9: Lighting
S13: Protected Views
S14: Open Spaces and Green Infrastructure

Designated heritage assets

Many parts of the estates are already designated as heritage assets, as follows:

Listed Buildings

Grade I

St Giles' Church

Grade II*

Crescent House

Grade II

Barbican Estate

Dorothy Annan Murals, Speed Highwalk

Great Arthur House

Cuthbert Harrowing House

Cullum Welch House

Bowater House

Golden Lane Community Centre

Bayer House

Stanley Cohen House

Basterfield House

Golden Lane Leisure Centre

Hatfield House

Sir Ralph Perrin Centre

Designated Landscapes

Barbican Estate (grade II*)

Golden Lane Estate (grade II)

Scheduled Ancient Monuments

London Wall: West and North of Monkwell Square

The buildings and spaces on the estates are thus already protected in that in the exercise of planning functions, special regard must be had to the desirability of preserving listed buildings and/or their settings. Conservation area status, following designation in 2018, requires that in the exercise of planning functions, special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area.

Shortly after the buildings were listed, Listed Building Management Guidelines were developed for the Estates. These form the City Corporation's Management Strategy for the listed buildings and inform this document. The Listed Building Management Guidelines have been adopted by the City Corporation as Supplementary Planning Documents.

Non-designated heritage assets

These are identified at the earliest stage in the planning process, with reference to current national criteria. This may be supported by additional research or investigations as appropriate.

Archaeology

The City of London is the historic centre of London, with a rich history of monuments and archaeological remains surviving from all periods. It is an historic landscape which has shaped and influenced the modern townscape. There has been almost continuous occupation of the City from the initial Roman settlement, with some evidence suggesting earlier occupation. The development of the City is contained within the visible and buried monuments and archaeological remains. The history of settlement has led to the build-up and development of a very complex, and in some areas, deep archaeological sequence. Later building development and basement construction has partly eroded the archaeological evidence, and in some areas remains have been lost with no record or an incomplete record of only part of a site.

Due to the complex layering of remains above and below ground, the entire City is considered to have archaeological potential, unless it can be demonstrated that archaeological remains have been lost due to basement construction or other ground works.

Where developments are proposed which involve new groundworks an historic environment assessment, including an assessment of the archaeological potential and impact of the proposals, will be required as part of the planning application. Where significant remains survive, consideration will be given to amendments to the proposals to ensure that disturbance to archaeological remains is minimised or reduced.

The City Corporation will indicate the potential of a site, its relative importance and the likely impact to a developer at an early stage so that the appropriate assessment and design development can be undertaken. Developers should refer to the Archaeology and Development Guidance SPD (2017) for further information.

The Barbican & Golden Lane Conservation Area includes significant stretches of the Roman Fort and Roman and medieval London Wall, a Scheduled Ancient Monument, all of which were incorporated into the landscaping of the Barbican Estate. The surviving walls and medieval bastions are striking examples of the development of the defensive wall and its later incorporation into buildings as the City grew. There is high potential for remains of features associated with the wall, such as the external bank and ditches and intra-mural road to survive, as well as structures and buildings within the Roman Fort. Medieval burials in St Giles' Cripplegate churchyard and the Jewish Cemetery, part of which survives as a raised feature on the west side of the wall, and from the non-conformist Cupids Court burial ground, now Fann Street, are likely to survive. There is potential for post-medieval remains of Bridgewater House under Bridgewater Square, which was formed over part of its site.

Sustainability and climate change

The City Corporation is committed to being at the forefront of action in response to climate change and other sustainability challenges that face high density urban environments. In adapting to meet these challenges, it is important that sustainable development is sensitive to the historic environment. In particular, areas will need to be resilient to warmer wetter winters, hotter drier summers and more frequent extreme weather events.

Issues specifically relevant to the Barbican & Golden Lane conservation area include:

- To minimise the risks of flooding elsewhere in the City, new development schemes will be expected to make use of appropriate rainwater attenuation measures such as the Sustainable Urban Drainage Systems (SUDS) and urban greening should be increased.

- The predominance of hard surfaces across the Estates may result in a tendency towards overheating. Opportunities will be sought to raise the level of urban greening to support biodiversity and wellbeing and combat increased temperatures as a result of climate change. This aspiration will be balanced by the need to preserve and enhance the character and appearance of the conservation area and the special architectural and historic interest of the listed buildings.

The City is an air quality management area for fine particulates and oxides of nitrogen, and monitoring shows poor air quality in Beech Street. It is therefore essential that development does not exacerbate existing air quality issues, particularly around sites of particular vulnerability such as residential areas and childcare facilities. In March 2020, an experimental traffic scheme began at Beech Street to address the very high levels of air pollution in this part of the conservation area.

The Local Plan policy CS15 provides guidance on sustainable development and climate change and policy CS18 on SUDS supplemented by more detailed Development Management policies. The City Corporation has produced a Climate Action Strategy 2020-2027 which highlights the actions needed to enable the City to cope with changing climate.

Enforcement

Breaches of planning control are investigated in accordance with the City of London Enforcement Plan SPD (adopted in June 2017). This sets out the City's approach to enforcement and the manner and timescales in which breaches will be investigated. See [City of London Corporation](#)

4. Boundary and Fringe

Wards: Aldersgate and Cripplegate

Designation

The conservation area and its present boundary were designated in October 2018.

Immediate setting

The conservation area is situated in the North of the City, partially neighbouring the London Borough of Islington. Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to high-rise) and subject to frequent change and renewal.

Boundary

The boundary to the north of Beech Street is largely that of the City boundary with the London Borough of Islington and to the South, it follows the Barbican Estate boundary, with the addition of the Scheduled Ancient Monument to the West of Monkwell Square. To the North the setting is typically low-rise and a mixture of modern and historic buildings, disposed upon a traditional street pattern. To the East there is a mixed townscape of mid-rise, post-war housing schemes, open spaces and more traditionally scaled buildings of various periods and uses. To the South, there is a hinterland of large post-war buildings and a scattering of heritage assets: the scheduled stretches of the Roman and medieval City wall and the Cripplegate under Wood Street, the Salters' Hall, remains of St Alphage tower and the Minotaur Statue (all grade II listed). To the West, a modern tract of townscape along Aldersgate Street, which includes Barbican Underground Station, rebuilt from a WW2 ruin in 1988, and the Grade II listed National Westminster Bank, - with its glimpses beyond of Smithfield and Charterhouse Square - and Goswell Road.

Between the Estates

The estates were designed as separate, self-contained entities and read as such, although, as can be seen on the ground, these merge into one, despite the physical division of Fann Street, as the architects intended. A fragment of historic street network, comprising Bridgewater Street, Cripplegate Street, Fann Street and Golden Lane, delineate the conservation area on the North of Beech Street along with Viscount Street and Brackley Street and a small group of largely modern buildings. Most of these are of no special architectural or historic interest but there are four exceptions: the Jewin Chapel, opened in 1960 and a non-designated heritage asset, the grade II listed Cripplegate Institute (1 Golden Lane) of 1894/1912 (with a late 20th Century post-modern extension), Bridgewater House, a pretty 1926 office building, now mainly flats, and 45 Beech Street, a 1956 office block, which both pre-dates and delineates the Barbican Estate between Bryer Court and Ben Jonson House.

Although designed by Avanti Architects with design cues and a palette to match Cuthbert Harrowing House in particular, Tudor Rose Court, of 1997, is one of the buildings of no special architectural value. However, part of its site was removed from Barbican Wildlife Garden and the remainder was the site of Golden Lane Club Rooms,

which had a number of uses from its construction post WW2 until its demolition, including for teaching dance and as a youth club for Golden Lane Estate residents.

5. Buildings, Open Spaces and Public Realm

The Barbican and Golden Lane estates are a striking zone of Brutalist and Modernist architecture in the heart of central London. The Golden Lane Estate was one of the first post-war housing projects to move on from the traditional style of public housing which gained popularity throughout the interwar period. It employed fresh, modern forms to striking effect, audaciously blobbed with colour to emphasise the move away from the blitzed past. Its sibling, the Barbican Estate, went further in its rejection of traditional architectural norms. This brutal – brutalist – mass of concrete reimagined the traditional townscape with a series of airy walkways intermingling with dramatic, sculptural buildings, rushing water and verdant planting.

In themselves, the two estates are highly significant. But the side-by-side juxtaposition of them allows for a wider story to be told: the development of building construction technology and standards, the evolving post-war notions of architecture and spatial planning and the increasing powers and maturity of their architects Chamberlin, Powell and Bon. Furthermore, the estates are monuments to the shift in the public consciousness and appetite for different lifestyles emerging in the twentieth century and accelerated by WW2.

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments **needed when ensuring they can adapt and respond to external pressures of climate change, continued maintenance and cultural vitality**, whilst including tranquil places with access for all. In addition to the post-war estates, the conservation area contains a fragment of older townscape: Bridgwater Square, laid out in the 18th Century and once part of the sixteenth century Bridgwater House, (destroyed by fire in 16870,) and garden. Acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now largely protected under the London Squares Preservation Act 1931 (amended 1961).

a. Golden Lane Estate

Introduction

Golden Lane Estate was designed to accommodate a community of essential workers (policemen, married nurses and caretakers etc) and meet all their needs within the site boundaries. The intention was to create a densely packed residential site with 200 persons to the acre with a high number of small residential flats and a variety of community amenities. On completion, the number of residential units totalled 559 flats and maisonettes, community centre, nursery, tenants' hall, playground, leisure centre, including a swimming pool, badminton court (now a tennis court), gardens, open spaces, a line of shops and a public house. The original design for Golden Lane Estate was dominated by a block eleven storeys high with twelve low blocks and a community centre arranged around a series of courts. The design was modified over the nine years it took to build from the competition entry submission in 1952 due to the original site being extended and, in 1955, with the increase in height of the tallest proposed block, Great Arthur House. The changes resulted in a much less symmetrical scheme and an evolution of design aesthetic. Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s. and the ideas explored in the design of this building had a significant impact, after the development of the, now demolished, Milton Court, on the development of the Barbican Estate.

This scheme pioneered new philosophies of Modernist Planning, high rise density, formal prescriptive urban design to minute detail and the removal of roads in preference for a new kind of urban network. Powell claimed that 'there is no attempt at the informal in these courts. We regard the whole scheme as urban. We have no desire to make the project look like a garden suburb.' (Architectural Association Journal, April 1957)

Overall character and appearance

The Estate comprises residential blocks disposed around the community spaces within the heart of the Estate. The site boundaries did little to reference the surrounding built form, architectural styles or character which made it a strong architectural statement, defiantly urban in character. While coherence and continuity are maintained throughout the Estate, each building type has a distinctive architectural signature, avoiding the anonymity of many subsequent local authority housing developments. Of particular note is the perceptible development of the architectural language used from the Estate's inception in 1951 to its completion in 1962. The contrast between those buildings designed and completed during the earlier phase – Great Arthur House and Stanley Cohen House, the initial four east-west maisonette blocks and the

community centre – and the final block completed, Crescent House, is striking, with Cullum Welch House appearing to occupy a transitional position.

The influence of the architectural language of Le Corbusier is evident throughout the estate, from the light, ribbon windows, pilotis, the omission of ornamentation in favour of expressed structural details, the fine, simple design of the leisure centre to the tougher pick-hammered concrete and segmented curved canopy of Crescent House. The roof and terrace profiles of the buildings of the Estate, visible from many vantage points, have a strong sculptural and material identity.

The ensemble of spaces and buildings and the experience of composed sequential views has been described as 'reminiscent of Gibberd's estate of 1944-1949 at Somerford Grove, Hackney (altered)' which has informed by George Cullen's planning principles of designing to Townscape principles.

Grid Architecture

The character of Golden Lane Estate is defined by the combination of monumental scale housing blocks and the spaces in between with views dominated by the interaction of vertical and horizontal planes set at right angles on a grid plan form, expressing sharp geometry and modernist aesthetic.

The Estate is more open in feel than the Barbican Estate. Rather than the latter's more formal entrances fortified with boundary walls, the spaces of Golden Lane Estate flow easily into the streets through gaps in the building frontage and the raised blocks on Pilotis, all of which create permeability at ground level.

However, although designed on a basic grid form, the experience of way finding through the estate is far from simple. This quality gives it its insular nature and clearly divides the public as visitors, who are likely to struggle navigating by sight, and residents /frequent users of the buildings as locals who are familiar with the layout.

Levels and Layers

The Estate is made up physical layers which are revealed and emphasised by sculptural elements; the lower-level parking layer is revealed by large circular concrete air shafts which create dramatic light shafts at the lower level and present as sculptural forms in the landscape at grade. The private outdoor spaces are often sunken which create a protected and intimate environment for residents and users of the buildings, contrasted with the more open spaces which seamlessly connect into the public realm such as on Aldersgate Street and Fann Street. A similar connection to Golden Lane, the portal between Bowater House and Stanley Cohen House was almost completely filled in pre-listing by introducing unattractive, alien, standard brickwork and cast concrete trellising. The changes in level are characterised by wide stairscapes or sculptural ramps in the landscape. These complement the large sculptural building elements such as the roof of Great Arthur House and the lightwells within Crescent House and the parking level below all of which make up the composition and experience of the Estate.

~~For Locals-~~

Architecture and spatial planning

From the Listed Building Management Guidelines

The Golden Lane Estate demonstrates to a remarkable degree clear planning and definition of spaces – private, public, community, retail, pedestrian and vehicular – which are nevertheless interrelated and interconnected.

Central to the strategic design of the estate was the creation of a discrete and coherent urban entity, 'turning its back' on its surroundings. This correspondingly adds importance to those locations where views and access into the estate are provided. For example, the design of Stanley Cohen House along Golden Lane, with its colonnade and extended canopy, was deliberately designed to frame views into the estate. The entire estate interior was originally designed for pedestrian use only, with no vehicular traffic at ground level, leaving large areas of the site as open space. This was one of the earliest examples of this strategy. As much attention was paid to the form and function of the hard and soft landscaping of the courts as the buildings surrounding them. In some cases they were conceived as an extension of living space – illustrated in particular by the south elevations of the maisonette blocks, Basterfield, Bayer, Bowater and Cuthbert Harrowing Houses, which have steps from the ground floor maisonettes to the lower-level landscaped courts. The external spaces are as important to the character and special interest of the estate as the buildings themselves. The estate is distinctive in its diversity of building types. It combines a variety of architectural forms – each with its own specific qualities and characteristics – which develop from and complement each other. This is explained in part by the fact that, while coming together to form the practice of CPB, each of the three architects was individually responsible for different components of the estate: Geoffrey Powell for the overall layout of the estate, the external landscape, Stanley Cohen House

and the community centre; Peter Chamberlin for Great Arthur House; and Christof Bon for the maisonette blocks – names.

All the buildings of the **estate** are characterised by a strongly defined geometry. Volumes and elevations are formed by a variety of components, including clear and coloured glazing; aluminium and timber window frames; brick cross walls and piers; concrete floor slabs; and concrete balconies and balustrading. The materials and components of the roofs, façades, balconies and landscape surfaces combine to create an architectural language which is both specific to each type of building and also homogeneous across the **Estate**.

Among the most striking elements are the glazing and glass cladding, and the extensive use of fair-faced, pick-hammered or bush-hammered concrete. Many finishes are finely detailed, such as slender aluminium window frames, while others are more robust, such as black tubular handrails around the courts. The original distinctive and innovative cast aluminium signage – house names, numbering and wall-mounted bas-relief plaques – provided a consistent scheme throughout the **estate**.

Individual elements

Buildings

Great Arthur House

In some ways the architectural anchor of the Estate, Great Arthur House is the most outstanding and dominant of the residential blocks, using bright yellow cladding panels, rising above all other buildings within the complex and donned with an impressive sculptural roof. Unlike the other residential blocks, apart from Cuthbert Harrowing House and Bowater House, which interlock together, Great Arthur House stands in a rather splendid isolation. There are large forecourt spaces to the East and West of the building, allowing an appreciation of the building's entire silhouette and height. Despite its scale, the building makes use of a lofty rooftop canopy, aluminium and glass prefabricated panelled elevations, which appears to float above an undercroft, giving it a sense of lightness. This is contrasted with the use of solid painted concrete elements; the protruding balconies on the East and West elevations and the bright yellow full height external vertical column on the North elevation. Further contrasts are drawn between the sculptural roof and the soft lines this creates on the skyline with the graphic grid of the elevations below it. The curves in the roof recur at ground level in the air vent and rotunda landscape features.

Great Arthur House was a fundamental element in the Estate's design, as emphasised by its rooftop canopy and other features. It was the first tower to exceed the 100ft height restriction and was for a time the tallest residential building in London, later exceeded by the Barbican towers. The recent refurbishment of its cladding panels and windows on the East and West elevations of the building has both revitalised its architectural impact and sustainably extended its lifespan.

Crescent House

Completed last in the second phase of the masterplan, Crescent House is distinct from the other terrace housing blocks in its architectural language and form. Unlike the other residential blocks, Crescent House deviates from the grid plan as its canopy follows the sweep of the curve of Goswell Road on its West elevation and, like Great Arthur House, comprises two rows with the row along the East elevation following the grid pattern inside the Estate. Although the building does not make use of primary coloured panels to accent the elevation, the square bay windows with white glass [?] panels, which contrast with the curve, and the coloured box section downpipes, achieve a similar result. The flat roofscape, above rounded third floor windows, is perforated by ten lightwells along the length of the building. Internal corridors run the length of the building at first, second and third floor levels, with the latter under the light wells. At each level, the corridors widen out to form lift lobbies and links to Cullum Welch House in the South and Hatfield House in the North. The external dark wood window frames deviate from aluminium framed windows which characterise the rest of the Estate. These different elements illustrate transition to a new architectural style and influenced the approach for the Barbican Estate which followed on from Milton Court. The ground floor is particularly different because it is designed to be both outward and inward looking, with an active, setback, frontage to Goswell Road under a colonnade formed by the flats above, supported by black coloured pilotti and, because of the shops and public house, a more direct street engagement than the other blocks.

Terrace housing blocks

Basterfield, Bayer, Cullum Welch, Cuthbert Harrowing, Stanley Cohen and Hatfield houses are arranged in an interlocking grid to form the North and East boundaries of the Estate and the inner series of courtyard spaces. The separate Bowater and Cuthbert Harrowing Houses are along the South boundary. These blocks follow a common formula of long oblongs with clearly defined front and rear elevations exhibiting resident balconies and windows contrasting with the short flank elevations being much plainer and expressed

circulation routes such as communal stairwells. Each building has its own graphic articulation but all are common in their expression of large windows, primary coloured panels, apart from Stanley Cohen House, horizontal slabs and vertical sheer and partition walls which interweave in different configurations, often with circulation expressed on the elevations which is also exposed to the elements.

Facilities

Crucial to creating a self-contained community at Golden Lane is the provision of amenities: the community centre, Sir Ralph Perrin Centre, the leisure centre, the Shakespeare public house and the parade of shops. The leisure centre is a particularly important component of the Estate, both in its design and planning and in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. The community centre was interpreted as the nucleus of the scheme, the focus on the social life of the Estate and placed centrally in the main pedestrian piazza. This has recently been sensitively refurbished by Studio Partington and is once again at the heart of the Golden Lane Estate.

From the listed building management guidelines

The shops underneath Crescent **house** were designed to be double **fronted**, engaging with the public realm on Goswell Road and the upper terrace of the court facing into the **estate**. The design of these buildings is distinct from the residential blocks their purpose as a communal amenity is articulated by their accessible and low rise nature, the heavy use of glass particularly in the leisure centre and shops creates an openness and transparency with views through the buildings. The simplicity and lightness of the form of the recreation buildings are reinforced by a limited palette of black and white and absence of primary colours used elsewhere in the **estate**.

Open spaces

The architects (namely Powell, a keen gardener) conceived the landscape and buildings as one. The guiding philosophy was to subvert the traditional street by substituting roads with a streetscape of hard and soft geometric forms. The requirement to include basement flats under Hatfield House and storage under the residential blocks led the architects to make use of the deep basements left by bombed out buildings to produce an urban landscape on varying levels which undulates through the Estate.

The external landscape was carefully designed by the architects around a series of courts, each with its own distinctive character. Some are more formally set out within defined boundaries of the residential blocks, using landscape elements such as planting, hard surfacing, water to create patterns intended to be viewed from above as a fifth elevation from the residential apartments above, while others bleed freely into the public realm. In all the spaces, there is a coherence and reference to the limited palette of materials and colours, monumental spaces contrasted with smaller human scale elements and graphic aesthetic of the building elevations.

Since completion small changes have been made to the Estate, but original designs have broadly survived. The garden areas and features, such as the bastion, children's play area, Great Arthur House's rooftop garden, are still extant and are important contributors to the character of the Estate. They are an integral part of the composition and interplay of ornamental garden and hard landscaped and are used much in the same way.

The layout of the blocks in the Estate shapes the viewer's experience of a sequence of views which narrow and widen as they move through the series of courts. The spaces become noticeably more intimate at the centre of the Estate where they are enclosed by the residential blocks, sunken and surrounded by the apartment balconies above. The two areas omitted from the listings, Hatfield Lawn and the Basterfield service road, both inherent parts of the original design and landscaping, which emphasise the scale and architecture of Hatfield House and Basterfield House respectively from the North within the City boundary, have been annexed from the Estate by the City Corporation, without justification.

Several years ago, residents of the Estate created allotments in the area between the Sir Ralph Perrin Centre and the former Richard Cloudesley School site, with the assistance of a supermarket community funding scheme. "Golden Baggers" have won several RHS London in Bloom awards, as well being accessible to the public in firstly Open Garden Squares Weekend and secondly London Open Gardens

Ecology and Trees

There are several notable trees on the Golden Lane Estate:

- A fine semi-mature *Cedrus deodara* on the lawn in front of Basterfield House (planted in the early 1990's);
- A *Fagus sylvatica* 'Dawyck' at the level change between the Rotunda and the Great Arthur House

east forecourt (1990's also);

- Catalpa bignonioides (a replacement for an earlier one) north of Cuthbert Harrowing House;
- The formal double row of trees along the Fann Street boundary of the Great Arthur House west forecourt was predominantly *Robinia pseudoacacia* but is now a mixed group of tree species, including some of the 'originals';
- The large acer on the corner of Fann Street and Golden Lane is on the Estate land although it reads as a street tree;
- There are a number of mature cherry trees (very associated with '60s planting tastes) in the sunken garden south of Bowater House and some more in the planting south of Hatfield House.

The pond and the reclaimed giant roughhewn stepping stones have a somewhat Japanese-inspired feel. The small beds incorporated in the paving and grass pattern near the pond were once intended to have single colour bedding plants in them to accentuate the ground plane treatment, to be viewed from above.

Public Realm

The transition between the public realm and the Estate is not formalised, despite it being ostensibly being private except from the North, with permeable boundaries along the West and South and to a much lesser extent, the East, the infilled portal and gates on to Golden Lane. The parade of shops of Crescent House which terminates with the Shakespeare public house on the corner of Fann Street directly engages the street with active frontages and creates a busy space for workers, residents and the public alike

Materials and colour palette

The texture and colour of the facing materials were key aspects of the design of the Estate. Pick-hammered concrete and expressed loadbearing brick crosswalls gave depth to the elevations while the use of opaque glass cladding created interest through colour. As the architects' ideas developed, the design of the blocks became more robust and textured with bush-hammered concrete that was later used on the Barbican Estate.

Strong colours are used to powerful effect throughout the Estate. The original colours – primary colours and black, white and grey – reflect the architectural ethos of the time (and provide continuity with other contemporary Chamberlin, Powell and Bon projects). The concept behind the scheme was to use strong colours for curtain walling, combined mainly with black and white, with occasional use of strong colours for painted surfaces, such as tomato red.

The materials and components used are an important element of the Estate's character and special interest. The architects deployed considerable variety in materials and components to create richness and contrast, as they evolved their architectural style. Generally, the materials and detailing chosen by the architects – including ambitions and innovative elements such as vertically sliding windows to the terrace blocks – have been remarkably successful, proving to be robust, durable and effective for over sixty years.

Among the most striking elements are the glazing and glass cladding, within an aluminium framework, of Great Arthur House, repeated in the terrace blocks. The use of bright primary coloured glass cladding – in yellow, blue and red – provides a distinctive signature to those buildings completed during the first phase. The extensive use of concrete – fair-faced, pick-hammered or bush-hammered – also distinguished many buildings on the Estate. Much of the concrete was intended to be left exposed but, because of uneven weathering, was subsequently painted. In some cases, however, such as the club rooms, Cullum Welch and Crescent Houses, it has remained unpainted. Pink brick and blue or purple engineering bricks were used extensively for load-bearing and other walls. Full-height glazing and slender concrete *pilotis* as structural support for the swimming pool and gymnasium result in a very different aesthetic. Similarly, panels of black and white tiles on the east and west elevations of the community centre provide a distinctive quality to that building.

Many of the finishes are finely detailed, such as the slender aluminium window frames of the earlier residential blocks, and the mosaic tiles employed on Crescent House. In other cases, more robust materials are employed, such as the black tubular handrails used around the courts.

In their choice of materials, the architects contrasted those elements required to be strong, such as structural concrete, load-bearing walls, or guard rails, with more delicate elements such as windows and spandrel panels. 'We feel strongly that other values besides refinement should be pursued, particularly clarity of form and – sometimes – robustness... This contrast between the rough and the smooth, the bright and the dull – even between the clean and the dirty – creates a tension which is the essence of architecture – when the choice of materials and the balance between them is right of course!'

Management Strategy

The City Corporation's management strategy for the Golden Lane Estate has already been partially formulated and published in the Golden Lane Estate Listed Building Management Guidelines 2013. This considers the Estate a whole, individual blocks, spaces and landscape as well as abstracted themes, such as colour and transparency, which are common to the Estate elements.

A **listed building guide** specifically for residents was published in 2008 with the intention of enabling a better understanding of the implications of doing work to their listed homes and providing a practical guide through the permission process.

Potential Enhancements

The post-war, modernist character of the Estate has survived well. Small-scale enhancements to urban greening, lighting and wayfinding could all help to enhance the Estate yet further, alongside ongoing projects of repair and maintenance of the fabric. Additionally, the reversal of later alterations could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

The recent redevelopments of both Bernard Morgan House and the former Richard Cloudesley School site, both on Golden Lane, have had a significant impact on the setting of the Estate. The former has caused harm to the setting of Bowater House in particular and the latter has caused more significant harm to the setting of both Hatfield House and Bastefield House. In both cases, public benefit outweighed the harm in the eyes of City Corporation and a more objective balance must be demanded in future to maintain the original architectural character of the Estate

b. Barbican Estate

Introduction

Built between 1962 and 1982 for the City Corporation to designs by the architects Chamberlin, Powell and Bon, the Barbican Estate is a sprawling, mixed-use development arranged upon a raised pedestrian podium above ground-level car parking. Prevalingly residential, with over 2,000 flats, maisonettes and terraced houses of varying configurations, the Estate incorporates schools and arts buildings: the Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls, as well as shops, offices, the two exhibition halls, two cinemas, a restaurant and business centre. Additionally, the medieval church of St Giles' is located within the southern part of the estate.

Nearly fifty years on, the Barbican Estate still feels quite futuristic. It is a successful twentieth-century architectural experiment, for various reasons: the integrity and skill of the architectural vision – in plan and detail – and its faithful execution, the single ownership of the site, the continuous investment in maintenance and repair, the prominent central London location and residential community. Because of its success, the Estate has avoided the feeling of distaste and obsolescence that has dogged brutalism in other cities (e.g. Rodney Gordon's Tricorn Centre in Portsmouth, now demolished).

However, the Estate is both a piece of city and a stand-alone set-piece. It is entirely different in disposition to the more traditional surrounding streets. And the Estate cannot really be critiqued like an area composed of ordinary streets with individual buildings that contribute or not to its character and appearance. Because, externally, it has undergone very little alteration (apart from works to the civic buildings), the Estate has the inner integrity of a single composition and consequently should be considered as such.

With Golden Lane Estate, this quality sets it apart from other conservation areas in the City, which are aggregates of many individual buildings (arguably, with its blocks conjoined by the podium, the Estate is a single building) and spaces of varying qualities, rather than a single composition. Unlike other conservation areas, the development pressure is very different. There is little prospect of substantial external change in the Estate. Rather, development pressure is likely to come in the form of adapting and modernising the whole as technologies and patterns of behaviour change.

The individuality of the Estate goes beyond its city context, for it is not quite like anything else even in London. It is like an amalgam of the Brunswick Centre and Alexandra Road Estate, London Borough of Camden, and the Trellick Tower in the Royal Borough of Kensington and Chelsea. As a piece of masterplanning and architectural design, the innate quality of the Barbican has been recognised by its 2001 listing; also, by its survival comparatively unaltered (although this has to do as much with the entire Estate being under the control of a single body, the City Corporation).

Overall character

The Barbican Estate is characterised by its singularity of composition, enormity of scale and sublimity of effect. It is less an aggregate of individual buildings and more a single, consistent piece of architecture that expresses its basic formula (bush-hammered concrete, orthogonal forms, lateral or vertical emphases) in a series of building typologies that are arranged to produce effects of void, depth and awe.

It's also a very well executed concept, with no lessening of the effect anywhere within the Estate. This is partly a testament to the generosity and skill of its creators and partly to the way it has been maintained since it was built. The quality of execution ensures that, for the pedestrian, the Estate is an immersive experience, with no let-up of the sense of navigating through a new piece of city.

This summed up well by the routes into the Estate, most of which lift the pedestrian off ground level. It can be a challenging place to approach and orienteering within can be difficult for those unfamiliar with the Estate. This is because it does not possess the traditional townscape of streets and junctions framed by buildings. Indeed, part of the point of the Estate was to upend this traditional configuration. Here, there are no carriageways, and footways pass under, over, through buildings, instead of past them.

Architecture and spatial planning

From the Listed Building Management Guidelines

In successfully combining such a wide variety of uses across a large estate of dense, high quality housing, the Barbican Estate is a unique example of coherent inner city planning of the post war era. It also combined the key planning themes of highwalks and megastructure, both favoured planning strategies of their time. The planning of the Estate as a complete composition, the placing of the towers with their distinctive silhouettes, the form of, and relationship between, the lower scale housing blocks and the spaces and other uses all contribute to the Estate's special architectural interest. While the residential towers of Lauderdale, Shakespeare and Cromwell with their saw-toothed balconies proclaim the Estate far beyond its immediate boundary, it is the smaller scale buildings set around landscaped courts that create an atmosphere of the Estate itself.

The geometric order of the buildings and spaces is a strong feature of the **estate** when read in the context of the City plan and the discipline of its planning in contrast to its surroundings is equally legible in three dimensions. The formal composition of buildings around a series of spatial 'reservoirs' balances a sense of segregation from the **city** with its actual proximity, enhanced by the highwalk connections. Despite the high density of the scheme the civic scale and grandeur of the main spaces with their interpenetrating views prevent the development from feeling oppressive. Routes traversing the Estate are provided between, through and under building and across spaces – continuing into the adjoining parts of the City – and this permeability is a significant part of the Estate.

The architectural vocabulary of the residential buildings, incorporating such features as planting balconies and white barrel-vaulted roofs, distinguishes these buildings from the others on the Estate. However, the overall plan form of the **Barbican**, and the integrated relationship between buildings, spaces, lakes, podium **walkways** all contribute to the special value of the composition as a totality. The structural expression of the individual buildings on the Estate, the scale and rhythm of columns, edge beams and the consistent use of a limited palette of selected materials – bush hammered concrete, brindled brickwork, metal and timber framed glazed panels and screens are all particularly characteristic.

The architects explored Brutalism in the **Barbican** design which they had experimented with in some of the later phases at **Golden Lane**. The Brutalism movement was associated with the honest use of materials, mainly exposed concrete, and expression of form, function and spaces. Bush hammering, where the surface of the concrete is altered using a power hammer with a special head to expose the aggregate, is used across the Estate. It gives buildings distinctive form and texture and is an important characteristic of the Estate.

Individual elements

Slab blocks

The most numerous building type in the Estate. They are in most cases roomy and mid-rise in height. Set on various alignments, these frame different incidents – from formal green spaces like Thomas More and Speed gardens to more informal, harder-landscaped spaces. There is a horizontal emphasis. On the elevations, strong horizontal lines of concrete are slatted with windowbox colour and hardwood aperture frames. Eyelike semi-circular dormers are paired and evenly distributed across the roofs, belonging only to the slab blocks and helpful signifiers of their residential function. All of this raised above podium level on thick, gnarly columns to allow people movement below.

In the South Barbican, the slab blocks are: Andrewes House, Defoe House, Thomas More House, Speed

House (all the largest, all on a lateral alignment), Gilbert House, Seddon House, Mountjoy House and Willoughby House (all on a vertical alignment). These form two separate interlocking groups that on plan resemble two symmetrical squares. Navigating the central areas of the Estate, the feeling is always of being surrounded by them; their insistent laterality provides the foreground and background to a user's experience.

In the North Barbican, the slab blocks are: John Trundle Court, Bunyan Court, Bryer Court, Ben Jonson House and Breton House. As within the South Barbican, these form two separate interlocking groups; the first three forming an informal garden court and the second two being two blocks linked at right-angles. Unlike all the other slab blocks, neither John Trundle Court nor Breton House have direct lift access from the podium level. The podium entrances for both are raised up above the podium and approached by flights of steps. A unique example of the type is Frobisher Crescent, in which the formula is applied on a semi-circular crescent instead of orthogonal form. Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition.

Towers

Perhaps the most distinctive parts of the Estate, the towers advertise its presence on the skyline and provide for the most dramatic architectural set pieces within. All that concrete fixed so high up in the air could be crushingly oppressive, but fortunately the towers' skyline presence are redeemed by skilful and emphatic architectural treatment: strong verticals crashing to earth and rows of sharp balconies forming serrated edges. In many views, the vertical towers collide satisfyingly with the horizontal slab blocks. Their irregularly triangular plan forms mean that their profiles are pleasingly varied and dynamic. They are the most overwhelming parts of an overwhelming whole.

These three towers are evenly spaced along a lateral axis on the divide between the North and South areas. From west to east, they are Lauderdale Tower, Shakespeare Tower and Cromwell Tower. To the north of Beech Street is Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was originally conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others.

Houses

Echoing the traditional building forms lost to the war, the houses are of varying sizes and configurations but take as their general principle that of the traditional terraced house. Their materiality and detailing differs from the larger slab blocks: for their external walls they tend to employ brick or tiled finishes, rather than the bush-hammered concrete; they are differently fenestrated. Nestled against larger slab blocks are Lambert Jones Mews and Brandon Mews, while The Postern and Wallside, terraces to the southern end of the Estate frame views of the ruins of the Wall.

Public Realm, Open Spaces and Trees

Sprawling across most of the Estate is the podium – a mauve plane running around and between the blocks, stepping up from South to North before it traverses Beech Street. The tones of the original clay tiles subtly vary from purplish mauve to an orange hue; as the podium, despite being raised, was designated as 'ground' level, and therefore was floored with fired earth. This unified treatment ties virtually the whole of the Estate together at pedestrian level. Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divide the North from the South, as well as Breton Higwalk, and relics such as tombstones and lampstands echoing the previous urban forms on the site.

Within the Estate are numerous open spaces for the residents, most notably the two generous squares of Thomas More and Speed gardens and Barbican Wildlife Garden. Although not part of the public realm, they provide important visual relief in their proliferation of greening and trees and the consequent contribution to the Estate's biodiversity. From the outset, large, predominantly deciduous trees were specified for the Estate as a foil to the buildings (including Acacia, Fraxinus, Ailanthus, Horse Chestnut, Catalpa, Tilia Euchlora, Maple and London Plane) and small trees which provide useful enclosure of the space and for the detail value of flowers and leaf at lower level. The positioning of some of the larger trees in the lawn areas is related to large constructed root troughs incorporated in the roofs of the underground car parks.

The two lakes, originally a single lake, not only add colour and interest to the Estate, these contribute to its biodiversity and amenity value. The igloos on the north of Andrewes House; the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of the formal and informal, an often ignored but vital component of the Barbican.

The qualities of the podium underscore the Estate's distinction from the surrounding streets outside the conservation area. Indeed, the consistent, purplish groundscape is atypical in conservation areas, which

generally feature traditional highway paving treatments and forms. With the architecture, the podium emphasises the Estate's modernity and conceit as the next chapter in the story of a city. Below the podium, at true ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments. The major public realm focal point at this level is Beech Street, a linear public highway which carries vehicles under the Estate. It takes the form of a narrow dual carriageway, flanked by footways on both sides, below the podium .

Beech Street's high levels of air pollution offered a poor pedestrian experience, something now faded coloured panels on the walls attempted to relieve with limited success. The now removed Brutalist Tapestry, a kinetic and interactive installation by Jason Bruges Studio in 2018 also failed to ameliorate the pedestrian experience. In 2017 two works, allegedly by the graffiti artist Banksy and one allegedly by American artist, Danny Minnick appeared on the walls of the two exhibition halls on the opposite side of Golden Lane, at its junction with Beech Street. Despite the City Corporation's zero tolerance graffiti policy, the works have been protected and retained despite being magnets for further graffiti around the Estate on an ongoing basis.

Open space in the Estate is not just confined to the podium, though. As mentioned, the blocks disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings. These are vital elements in the overall composition of the Estate and its contribution to biodiversity. As well as accentuating the dramatic architectural treatments and allowing combinations of intriguing views, the 'voids' provide vital breathing-space from the Brutalism of the architecture and the materials. Without the plentiful greening and water-features, the Estate would be too gaunt and forbidding, while the architectural fragments from earlier ages – newly framed – are a remind of the phases of history preceding it.

Recently, generic TfL "wayfinding" - the so-called "Legible London" - totems have been "planted" around the podium, apparently without Listed Building Consent. Not only are these out of character for the Estate, particularly regarding fonts and palette, along with the similar wall mounted signs, many are inaccurate in description and/or direction.

Civic Buildings

Civic buildings of an outwardly familiar but quite different architectural vernacular are disposed at the upper end of the South Barbican are disposed civic Completed in 1969, the first element to be finished, the City of London School for Girls was, initially, a low L-shaped block with strong vertical brick piers and horizontal concrete bands forming a fenestrated grid. One arm being the main school block and the other the prep block, which adjoins Thomas More Gardens. The prep block was supported by cloisters and its roof forms the podium access to the main school block Combining as it does both horizontal and vertical emphases and materials otherwise used on separate typologies across the Estate, it stands apart from the architecture. Subsequent additions include (1988-1991) the construction of the CDT block, partly in the cloistered area under the prep block, filling it in, and partly alongside the lake; (1991-1994) in addition to internal alterations, the damming of the lake under the main school block to provide additional internal space, and largescale roof extensions infilling and masking the main school block's roof's significant architectural features such as the playful castellations running around its perimeter and the striking concrete beams spanning the roof; (2001-2004) the construction of the sixth form centre at right angles to the prep and CDT blocks; and (2012-2013) infilling the lightwell on St Giles Terrace, providing more internal space and creating planting on the terrace.

Located to the north-east of Gilbert Bridge, the Guildhall School of Music and Drama comprises a series of mauve brick projections, like the podium plucked up and scrunched into oriel-like shapes, above paired columns forming a loggia facing the private half of the northern lake. From this part of the complex emanates the sounds of various instruments, an intangible but nevertheless significant part of the overall ambience.

Arts Centre

In some respects, a focal point of the Estate, the Arts Centre has a dramatic lakeside setting and is prominent in many views from the South Barbican. To the lake it presents a series of concrete 'chimneys' or tall rectangular forms, with an upswept concrete canopy slicing across mid-way up. The Centre can of course be entered from outside the Estate, via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with an upswept canopy. Above this can be seen the brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory housing temperate and tropical plants, fishes and amphibians.

The presence of the civic buildings and the Arts Centre not only add subtle variations to the overall architectural character of the Estate; they enhance the overall ambience and sense of place framed by the architecture by introducing uses with differing intangible signatures; they add music, schoolchildren, visitors,

artists and culture to a residential area.

Character sub-areas

South Barbican

Comprising the southern two-thirds of the Estate up to Beech Street/Beech Gardens/Ben Jonson Place, the South Barbican area includes most of the buildings, green spaces and water features. There are a series of courts formed by the slab blocks. To the South, lower buildings where the ruins are, the Estate rising in scale to the height of the towers at Beech Street. The whole estate is set out on a diagonal axis which corresponds to the surviving corner of the Roman fort wall and bastion which are preserved in a green setting to the South. Here, the rubble masonry of the ruins is seen against grass, trees and undergrowth like a fragment of the countryside.

At the southernmost end of Estate are its 'foothills', where the scale is lowest and closest to that of more traditional forms of building, which are illustrated by the remnants of the Roman and medieval City wall and the church of St Giles' Cripplegate. The former is especially important in the Estate's development. This 'shoulder' of the wall – actually belonging to the Fort wall – forms a right-angle on a skewed alignment, a form felt in all the corners of the Estate. It is immediately echoed in the alignment of the footprints of Mountjoy House and the City of London School for Girls; its form is seen beyond in the alignment of Defoe House and Seddon House and slab blocks at the east end of the lake. Hence the eventual inclusion in the conservation area of this foundational element, despite this section of the conservation area being outside the Estate.

This southern 'ruin park' is framed by the Estate's buildings of a relatively low scale: Mountjoy House, Wallside and The Postern. Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts either side of the church of St Giles Cripplegate, dramatically retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site. The gothic architecture of this medieval, much-restored church contrasts so starkly with the Brutalism of the Estate that the peculiar qualities of each style are emphasised. The City of London School for Girls adjacent is of a scale comparable to the church. Both buildings sit on an island with water on three sides.

Elsewhere on the Estate, the scale of slab blocks such as Andrewes House and Thomas More House increases, presenting huge walls of bush-hammered concrete with horizontal emphases as backdrops against which to see ever-changing combinations of the buildings. Through this area of larger building stretches a rectangular lake, surrounded by cliff-faces of concrete. The effect is like a manmade canyon or gorge, best appreciated from the Gilbert Bridge which crosses the water to the Arts Centre. From here, views are also possible into the large 'courts' on either side; their horizontal rows of windowboxes colourfully break the bands of concrete, giving the slab blocks a stacked, terraced quality.

The three towers can be seen to the North from Lakeside Terrace. These cast the Estate's architectural style over a clutch of lower-rise curiosities: the Arts Centre, Conservatory and Frobisher Crescent. All three offer something architecturally different: the Arts Centre and Conservatory as variances from the residential block language indicating the presence of different cultural and horticultural uses within; Frobisher Crescent as a curvaceous version of the linear slab block.

North Barbican

The North Barbican is much smaller in footprint than the South and perhaps a little more urban in feel. The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and Ben Jonson Place with the parallel Ben Jonson House. Instead of the expanses of lawn and water to be found in the South, the original landscaping by Chamberlin Powell and Bon, refurbished by Building Design Partnership in 1983, takes the form of a series of tiled planters integrated into the podium, with small lawns, flower beds, trees and shrubs. Phase 1 of the podium waterproofing works involved the replacement the 1983 planters with new ones to the similar design in John Trundle Court and part of Beech Gardens. As a result, there was new planting by Nigel Dunnett with an array of grasses, perennials, shrubs and trees. These flourish in phases, creating continuous and successive colour washes around and within the "court" formed by John Trundle Court, Bunyan Court and Bryer Court.

Phase 2 of the podium waterproofing is due to commence in November 2022 and it is understood this will include restoring the original planting scheme whilst creating more planting to the south of BenJonson House, especially as the link building is due to be removed. In the meantime, the cultivation of a significant part of the planting on the remainder of Beech Gardens and both Ben Jonson Place and Breton Highwalk has become more natural, wildlife friendly, enhancing the Estate's biodiversity. How this area will look after completion of the works is something to look forward to.

Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors' compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. No groundworks were undertaken, so the bombed-out basements from WW2 were left under the Garden's mixed topsoil. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, Barbican Wildlife Group of local residents began tending the Garden, with a City Gardener, around 2003. An arrangement that continues to this day.

The Garden makes a substantial contribution to the biodiversity of the Estate, along with its ambience and amenity value is well documented in volume IV of the Estate's Listed Building Management Guidelines. In 1.5.57 "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such. On no account should it be reduced or redeveloped." In addition in 3.1.15 (bullet points) "[the Garden] should be encouraged to evolve through the collaboration between the Barbican Wildlife Group and the Open Spaces Team. It is constantly being enhanced by volunteers for community benefit as well as to enhance its wildlife value. It has a wild exuberance that is unique on the Estate. Incremental change is perceived as positive evolution, provided the main structure of the [Garden] is not affected".

Barbican Wildlife Garden has also won several RHS London in Bloom awards, as well being open to the public in firstly Open Garden Squares Weekend and secondly London Open Gardens. The Garden, with Thomas More Garden, Speed Garden, the lakes and part of Beech Gardens along with St Alphage Garden and Barber Surgeons' Garden comprises the Barbican Estate, St Alphage Garden and Barber Surgeons' Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan having an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens

Management Strategy

The City Corporation's management strategy for the Barbican Estate has already been partially formulated and published in the following volumes of the Barbican Estate Listed Building Management Guidelines:

I – Introduction

II – Residential

IV – Landscaping

Future volumes will provide management strategies for the following areas:

III A – Arts Centre [currently in development]

III B – Guildhall School of Music and Drama

III C – City of London School for Girls

Originally published in 2005 and updated in 2012, volume II governs works to the residential buildings on the Estate. Adopted in 2015, volume IV addresses the Estate's important landscaping and public realm, while volume III A is in preparation and will provide guidance on the management of the Arts Centre.

Potential Enhancements

The Estate has survived well and is an unforgettable architectural and spatial experience. Small-scale enhancements to urban greening, lighting and wayfinding would all help to enhance this experience, alongside ongoing projects of repair and maintenance to the Brutalist fabric. Additionally, the reversal of later alterations, in particular the link building (which is actually planned for removal in the Podium Waterproofing Phase 2 works) and the footbridge to Barbican Underground Station, could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

6. Streets, Routes and Transportation

Uniquely amongst the City's conservation areas, the Barbican and Golden Lane Estates contain no streets in the traditional sense. The Estates were designed to be free from the traditional street network, incorporating instead their own distinctive public realm and routes between and under buildings. However, some of the Streets forming the site of Golden Lane Estate are recalled in the names of some blocks – Great Arthur, Basterfield, Bayer and Hatfield, as well as White Lyon Court in the Barbican Estate, not forgetting that Beech Street was previously "Barbican".

Bridgewater Square and a third of the length of Fann Street – in fact a substantial length of the street pre 1859 -are included within the boundary, while Beech Street runs below the Barbican Estate podium and therefore does not affect the character and appearance of some parts of the conservation area in the usual sense.

Beech Street Zero Emissions Scheme

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution.

In March 2020, the City Corporation introduced experimental traffic changes on Beech Street, Bridgewater Street and Golden Lane in order to address this problem. Beech Street has become a zero-emission street. This means only pedestrians, cyclists and zero-emission vehicles may traverse its length (access for off-street premises excepted).

The experimental scheme will run for up to eighteen months. If made permanent, there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area.

7. Views

The below list of views within the conservation area is given as a starting-point. Views from these fixed points represent only a portion of the pedestrian experience of the conservation area. They cannot capture the extraordinary, ever-changing combination of architectural volumes and voids seen on perambulations through the estates. These are beyond the ability of any one fixed view to convey. Nevertheless, the following views help to indicate the architectural and spatial complexity of the conservation area. Moreover, it is important to note that the views out of the Estates, with glimpses of the surrounding City, are likely to change because the conservation area sits within the dynamic context of an urban heart.

1. Outside north side of Blake Tower, looking north-east towards Great Arthur House
2. Views of Crescent House along Aldersgate Street from the south
3. From junction of Fann Street/Golden Lane looking north along Stanley Cohen House
4. From Fann Street looking north between Cuthbert Harrowing and Bowater Houses
5. From Baltic Street looking south at Hatfield House
6. From the centre of the Golden Lane Leisure Centre looking west
7. From the centre of the Golden Lane Leisure Centre looking east
8. From west end of Beech Gardens looking east
9. From west end of Beech Gardens looking north-east
10. From east end of Beech Gardens looking west
11. From northerly corner of Seddon Highwalk through 'arrow slits' from Seddon Highwalk onto Aldersgate Street
12. From the centre of Gilbert Bridge looking west
13. From the centre of Gilbert Bridge looking east
14. From south end of Gilbert Bridge looking north-west
15. From podium under Shakespeare Tower looking up
16. From St Giles Terrace looking south
17. From St Giles Terrace looking west
18. From St Giles Terrace (near north gravestones) looking north
19. From Thomas More Highwalk looking east
20. From Thomas More Highwalk looking north
21. From Lakeside Terrace (centre) looking south
22. From Lakeside Terrace (centre) looking north
23. From Lakeside Terrace (west end) looking north
24. From Andrewes Highwalk (centre) looking north
25. From Andrewes Highwalk (centre) looking west
26. From the west end of Wallside looking south
27. From the east end of Wallside looking north
28. From Beech Gardens looking north

Additionally, in the Barbican Listed Building Management Guidelines vol. IV key views are discussed at 1.5.75 ('Significant Vistas') and are listed in appendix A1.

8. Nocturnal Character

Conservation areas are experienced by night as well as by day. Nocturnal patterns of activity and illumination can affect how their special character is appreciated. Lighting scale, intensity, colour temperature and uniformity all influence traditional townscapes. For example, a particularly bright form of internal illumination can draw undue attention and be particularly strident in a historic context, whilst a modern building with a highly glazed façade can result in greater light spill, trespass and detract from a

visual hierarchy at night.

Nocturnally, the Barbican and Golden Lane conservation area differs to the others. Light spills from the thousands of residential units in an infinite series of combinations, making the illumination of the estates by night – particularly the Barbican with its high-, mid- and low-rise units – extraordinarily diverse and subtle. Their nocturnal character is largely residential, but on a giant, modernist scale, creating an arresting and memorable experience by night. In addition to the darkness and soft illumination, other factors combine to enhance this intangible character: soundscape of water, absence (mostly) of traffic noise, tranquillity – or as much as there can ever be in the heart of a capital city. By night, the contrast between the residential estates and surrounding commercial buildings is also marked. Light incursion from the larger office buildings bathe the fringes of the Estates, a reminder of their location in the commercial heart of a capital city. And there is, of course, the Barbican Arts Centre complex at the heart of that estate, host to a range of evening programming with its own lighting signature.

Proposals to augment or alter the lighting of the conservation area must derive from the relevant passages of the City of London Lighting Strategy (2018). The relevant guidance is contained under section 4.3.6 – 'Culture Mile' character area.

9. Local Details

Blue plaques, architectural sculpture, memorials and public statuary add another layer of character to conservation areas. However, the Barbican and Golden Lane conservation area is again different to all others in this respect as a result of its comprehensive redevelopment. Such details, where they exist, tend to be incorporated into the new buildings as 'found' relics of previous structures, rather than surviving in their original context.

For instance, there are a number of important historic memorials and funerary. Structures on **St Giles' Terrace** that evoke the poignancy of the use of the former churchyard. They are to be found embedded in tiles on the area of the podium around the church of St Giles. Traditional lamp standards, striking oddly traditional notes amidst the futuristic architecture and public realm can be found here and elsewhere on the Estate. A carved stone relief of 1908 by Horace Grundy of figures in 16th century dress refining gold is preserved on **White Lyon Court**. It came from the premises of W. Bryer & Son, gold refiners, at 53-54 Barbican, demolished 1962. The southern boundary of Barbican Wildlife Garden, The boundary of Barbican Wildlife Garden with **Bridgwater Square**, contains remnants of pre-WW1 buildings or their enclosures.

Artworks proliferate. A fine series of grade II listed murals by Dorothy Annan from the former Telephone Exchange building on Farringdon Street are displayed on **Speed Highwalk**. More recently, the graffiti artist known as Banksy left artworks referencing a Basquiat exhibition held at the Barbican. The artist Danny Minnick is alleged to have left an artwork adjoining one of the 'Banksys' at the southern end of Golden Lane.

Affixed to the **Arts Centre** both above its **Silk Street** entrance on Cromwell Highwalk and facing **Defoe Place** are the 4Bs designed Ken Briggs and installed before the opening in 1982.

On **Beech Gardens** is preserved Mendelssohn's Tree – the remains of a 500 year-old Beech tree toppled by a storm in the forest of Burnham Beeches in Buckinghamshire in 1990. It supposedly sheltered the composer Felix Mendelssohn during his frequent visits to that area. Also on Beech Gardens, the boulder enclosed fountain and the boulder table are features of the Building Design Partnership refurbishment, retained following residential consultation. On **Ben Jonson Place** is the Dolphin Fountain (John Ravera, 1990), together with another fountain installed as part of the 1983 refurbishment.

Works allegedly by Danny Minnick (left) and Banksy (right) below the podium, southern end, of Golden Lane at its junction with Beech Street (2017)

APPENDIX

FR DRAFT EDIT

NOTE: For convenience and brevity, only the parts of FR Draft which are amended by FR Edit are included below.

1. Summary of character, appearance and significance

- Integration of the ancient remains of the Roman and medieval City wall, including Bastions 12, 13 and 14 and the medieval church of St Giles' Cripplegate in a strikingly modern context
- The incorporation within Barbican Estate of both Bridgewater Square and Barbican Wildlife Garden,

2. History

In the late first or early second century AD, the Fort was then built to the north of Londinium. Later, around 200 AD, the Roman wall was erected and incorporated in the Fort wall, remains of which can be seen today in the South the conservation area.

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However, the City Corporation was concerned with depopulation inside of the City and turned its attention towards this issue when planning to rebuild the City post-war. Research of records at London Metropolitan Archives reveals that the need to retain local authority status played no small part in those plans.

Outwardly, the buildings of both estates have hardly changed. Development, leaving aside the destruction of Milton Court and apart from significant alterations to City of London School for Girls, has largely been subtle.

A clumsy footbridge linking the Barbican Estate to Barbican Underground Station around 1988, seemingly to the design of the then City Surveyor, as its inappropriate architecture might suggest.

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4. Boundary and Fringe

Immediate setting

Accordingly, the immediate setting of the conservation area is a densely developed urban heart, largely modern in architecture, variable in appearance and scale (from low- to high-rise) and subject to frequent change and renewal, something its designation is intended to reject.

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Between the Estates

The estates were designed as separate, self-contained entities but, as can be seen on the ground, these merge into one, despite the physical division of Fann Street, as the architects intended.

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Although designed by Avanti Architects with design cues and a palette to match Cuthbert Harrowing House in particular, Tudor Rose Court, of 1997, is one of the buildings of no special architectural value. However, part of its site was removed from Barbican Wildlife Garden and the remainder was the site was known as the Fann St Club Rooms and was originally built for the City of London Residents Association after it was forced to move out of accommodation in a basement on Basinghall Street because of flooding. It was temporarily housed on Beech Street before it moved to the corner of Fann Street and Viscount Street. It had a number of other uses, including for teaching dance and as a youth club for Golden Lane Estate residents.

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5. Buildings, Open Spaces and Public Realm

The intrinsic character and appearance of these set-pieces endure so much so that despite the passage of fifty years the Estates continue to be seen as desirable locations. Both deliver successful mixed-use developments needed when ensuring they can adapt and respond to external pressures of climate change, continued maintenance and cultural vitality, whilst including tranquil places with access for all. In addition to the post-war development Barbican Estate, and hence the conservation area, also contains a fragment of older townscape: Bridgewater Square, laid out in the 18th Century and once part of the sixteenth century Bridgewater House, (destroyed by fire in 16870,) and garden; and Barbican Wildlife Garden. Bridgewater Square was acquired by public subscription in 1926 and transferred to the City Corporation under the Open Spaces Act 1906, it is now largely protected under the London Squares Preservation Act 1931 (amended 1961).

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a. Golden Lane Estate

Introduction

Crescent House, the final building to be constructed, marks a departure from the earlier curtain wall blocks of the 1950s, and the ideas explored in the design of this building had a significant impact, after the development of the now destroyed Milton Court, on the development of the Barbican Estate.

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The recent redevelopments of both Bernard Morgan House and the former Richard Cloudesley School site, both on Golden Lane, have had a significant impact on the setting of the Estate. The former has caused harm to the setting of Bowater House in particular and the latter has caused more significant harm to the setting of both Hatfield House and Basterfield House. In both cases, public benefit outweighed the harm in the eyes of City Corporation but a more objective balance must be demanded in future to maintain the original architectural character of the Estate

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b. Barbican Estate

Introduction

Because, externally, it has undergone very little alteration (apart from works to the civic buildings, with the notable exception of the mixed use Milton Court, destroyed by the City Corporation in 2008 and replaced by soleless glass tower), the Estate has the inner integrity of a single composition and consequently should be considered as such.

Individual elements

Slab blocks

Slab blocks are most numerous building type in the Estate. They are in most cases roomy and mid-rise in height.

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Appearing as a curvaceous distortion of the slab blocks, it makes for a pleasing juxtaposition although having its design cue in the pre-WW2, Jewin Crescent which is now partly under City of London School for Girls and partly under Thomas More Garden.

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Towers

To the north of Beech Street is Blake Tower, of a very different architectural treatment but tied into the whole by the shared material palette. This was original conceived as the Barbican YMCA, hence its different scale and architectural treatment to the others the distinction intentionally creating the linkage between the two estates.

Public Realm, Open Spaces and Trees

Embedded within it at various points are planting beds, particularly in Beech Gardens and Ben Jonson Place, which divide the North from the South, as well as Breton Highwalk, and relics such as tombstones and lampstands echoing the previous urban forms on the site.

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The igloos on the north of Andrewes House; the inlets on Lakeside Terrace, the grassed banks north of Wallside and the waterfalls cascading water down from Brandon Mews provide a mixture of the formal and informal, an often ignored but vital component of the Estate.

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Below the podium, at true ground level and, in some parts, at lower ground level, are the car parks and storage areas, largely plain concrete forms and surface treatments.

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Open space in the Estate is not just confined to the podium, though. As mentioned, the blocks are disposed to create a series of distinct voids between the architectural volumes, occupied by water, greening or the ruins of earlier buildings.

Friends of City Gardens designed and installed the "pop up" Pot Garden on Moor Lane but within the Estate, in 2017. This was part of the Mayor of London's Low Emissions Neighbourhood initiative to how the benefit of planting to reduce air pollution. It has recently been joined by the Culture Mile's Meanwhile Moor Lane Community Garden, a "pop up", designed by Wayward, a landscape, art and architecture practice. The latter will be replaced under the Moor Lane Environmental Enhancement Scheme, part of The Barbican Area Streets and Walkways Enhancement Strategy approved as long ago as 2008.

Recently, generic TfL "wayfinding" - the so-called "Legible London" - totems have been "planted" around the podium and other parts of the public realm. Not only are these out of character with the Estate, particularly regarding fonts and palette, along with the similar wall mounted signs, many are inaccurate in description and/or direction.

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Civic Buildings

Civic buildings of an outwardly familiar but quite different architectural vernacular are disposed at the upper end of the South Barbican.

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Arts Centre

The Centre can of course be entered from outside the Estate, via Silk Street, through a low glazed portal under a huge bush-hammered concrete soffit interspersed with regular windows and crowned with an upswept canopy. The brick flytower of the theatre, ensconced in the large and angular glazed canopy over the Conservatory, which houses temperate and tropical plants, fishes and amphibians, is at podium level.

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Character sub-areas

South Barbican

There are a series of courts formed by the slab blocks. To the South, lower buildings where the ruins are, the Estate rises in scale to the height of the towers at Beech Street.

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Moving north, to the heart of the Estate, the slab blocks increase in size, forming two large courts either and of the lake north of the church of St Giles Cripplegate, dramatically

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retained in a sea of podium bricks, with inset gravestones and lamp standards like echoes of the traditional streetscape that once lay upon the site.

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North Barbican

The slab blocks are more compact, the layout of the area less expansive and defined more by the linearity of Beech Gardens and Ben Jonson Place with the parallel Ben Jonson House. Instead of the expanses of lawn and water to be found in the South, the original landscaping by Chamberlin Powell and Bon, refurbished by Building Design Partnership in 1983, takes the form of a series of tiled planters integrated into the podium, with small lawns, flower beds, trees and shrubs.

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Although not included in the Registered Landscape, Barbican Wildlife Garden was used as contractors 'compound during Phase IV of the development and then, with Bridgewater Square, laid out as a single amenity lawn around 1974. After Bridgewater Square was incorporated into the nursery under Bunyan Court, the Garden was laid out as a wildlife garden in 1990, pre-dating the Natural History Museum's by five years. Subsequently, Barbican Wildlife Group, made up of local residents, began tending the Garden, with a City Gardener, around 2003, an arrangement that continues to this day.

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The Garden makes a substantial contribution to the biodiversity of the Estate, alongside its ambience and amenity value. It is well documented in Volume IV of the Estate's Listed Building Management Guidelines, where 1.5.57 calls it "a self-contained landscape enclosure, rich in ecological value" and in 1.5.60 "the [Garden] constitutes an ecological and recreational resource of considerable significance and should be valued as such.

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Barbican Wildlife Garden has won several RHS London in Bloom awards, as well being open to the public on Open Garden Squares Weekend and laterly online during London Open Gardens. Along with Thomas More Garden, Speed Garden, the lakes, parts of Beech Gardens, St Alphage Garden and Barber Surgeons 'Garden, it comprises the Barbican Estate, St Alphage Garden and Barber Surgeons 'Garden Grade I Site of Borough Importance for Nature Conservation. The City Corporation's Biodiversity Action Plan has an impact on the Estate's three residents' gardens, the lakes and part of Beech Gardens, as well as the area outside the Estate between Bastions 13 and 14, where Friends of City Gardens have recently planted the Barber-Surgeons' Meadow.

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Potential Enhancements

Additionally, the reversal of later alterations, in particular the link building (which is actually planned for removal in the Podium Waterproofing Phase 2 works) and the replacement of the footbridge to Barbican Underground Station, could be beneficial where this would better reveal and enhance the original architectural character of the Estate.

Deleted: Beech Street Zero Emissions Scheme ¶

Enclosed by the podium level above, and as a key route east through the City, Beech Street has historically had high levels of air pollution. ¶

6. Streets, Routes and Transportation

¶

9. Local Details

Also on Beech Gardens, the boulder enclosed fountain and the boulder table are features of the Building Design Partnership refurbishment, retained following residential consultation. On Ben Jonson Place is the Dolphin Fountain (John Ravera, 1990), together with another fountain installed as part of the 1983 refurbishment.

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The experimental scheme will run for up to eighteen months. If made permanent, there could be potential to reconfigure the layout and appearance of the street, transforming the look and feel of the street and enhancing the character and appearance of this part of the conservation area. ¶

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Committee(s)	Dated:
Planning & Transportation Finance Streets and Walkways Sub Court of Common Council	1 st February 2022 15 th February 2022 15 th February 2022 10 th March 2022
Subject: Annual On-Street Parking Accounts 2020/21 and Related Funding of Highway Improvements and Schemes	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	n/a
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: The Chamberlain	For Information
Report author: Simon Owen, Chamberlain's Department	

Summary

The City of London in common with other London authorities is required to report to the Mayor for London on action taken in respect of any deficit or surplus in its On-Street Parking Account for a particular financial year.

The purpose of this report is to inform Members that:

- the surplus arising from on-street parking activities in 2020/21 was £10.138m;
- a total of £5.712m, was applied in 2020/21 to fund approved projects; and
- the surplus remaining on the On-Street Parking Reserve at 31st March 2021 was £47.125m, which will be wholly allocated towards the funding of various highway improvements and other projects over the medium term.

Recommendation

Members are asked to:

- Note the contents of this report for their information before submission to the Mayor for London.

Main Report

Background

1. Section 55(3A) of the Road Traffic Regulation Act 1984 (as amended), requires the City of London in common with other London authorities (i.e. other London Borough Councils and Transport for London), to report to the Mayor for London on action taken in respect of any deficit or surplus in their On-Street Parking Account for a particular financial year.
2. Legislation provides that any surplus not applied in the financial year may be carried forward. If it is not to be carried forward, it may be applied by the City for one or more of the following purposes:
 - a) making good to the City Fund any deficit charged to that Fund in the 4 years immediately preceding the financial year in question;
 - b) meeting all or any part of the cost of the provision and maintenance by the City of off-street parking accommodation whether in the open or under cover;
 - c) the making to other local authorities, or to other persons, of contributions towards the cost of the provision and maintenance by them, in the area of the local authority or elsewhere, of off-street parking accommodation whether in the open or under cover;
 - d) if it appears to the City that the provision in the City of further off-street parking accommodation is for the time being unnecessary or undesirable, for the following purposes, namely:
 - meeting costs incurred, whether by the City or by some other person, in the provision or operation of, or of facilities for, public passenger transport services;
 - the purposes of a highway or road improvement project in the City;
 - meeting the costs incurred by the City in respect of the maintenance of roads at the public expense; and
 - for an “environmental improvement” in the City.
 - e) meeting all or any part of the cost of the doing by the City in its area of anything which facilitates the implementation of the Mayor’s Transport Strategy, being specified in that strategy as a purpose for which a surplus can be applied; and
 - f) making contributions to other authorities, i.e. the other London Borough Councils and Transport for London, towards the cost of their doing things upon which the City in its area could incur expenditure upon under (a)-(e) above.
3. In the various tables of this report, figures in brackets indicate expenditure, reductions in income or increased expenditure.

2020/21 Outturn

4. The overall financial position for the On-Street Parking Reserve in 2020/21 is summarised below:

	£m
Surplus Balance brought forward at 1st April 2020	42.699
Surplus arising during 2020/21	10.138
Expenditure financed during the year	(5.712)
Funds remaining at 31st March 2021, wholly allocated towards funding future projects	47.125

5. Total expenditure of £5.712m in 2020/21 was financed from the On-Street Parking Reserve, covering the following approved projects:

Revenue/SRP Expenditure:	£000
Highway resurfacing, maintenance & enhancements	(2,121)
Off-Street car parking contribution from reserves	(1,122)
Concessionary fares & taxi card scheme	(502)
City Streets COVID 19 – phase 3	(386)
West Smithfield Area Public Realm & Transportation	(351)
Bank Junction experimental safety scheme	(172)
Special needs transport	(61)
Aldgate maintenance for Open Spaces	(40)
City Wayfinding Signage/Legible London	(18)
London Wall car park waterproofing and repairs	(3)
Holborn Viaduct & Snow Hill pipe-subways	(2)
Thames Court footbridge	10
Total Revenue/SRP Expenditure	(4,768)
Capital Expenditure:	
Street lighting project	(436)
Traffic enforcement CCTV	(201)
Bank Junction improvements (All Change at Bank)	(163)
Barbican Podium waterproofing – phase 2	(102)
Holborn Viaduct & Snow Hill pipe-subways	(26)
City Wayfinding Signage/Legible London	(11)
Baynard House fire safety	(4)
Highways Management System	(1)
Total Capital Expenditure	(944)
Total Expenditure Funded in 2020/21	(5,712)

6. The surplus on the On-Street Parking Reserve brought forward from 2019/20 was £42.699m. After expenditure of £5.712m funded in 2020/21, a surplus balance of £4.426m was carried forward to future years to give a closing balance at 31st March 2021 of £47.125m.

7. Currently total expenditure of some £92.1m is planned over the medium term from 2021/22 until 2025/26 (as detailed in Table 1), by which time it is anticipated that the existing surplus plus those estimated for future years will be fully utilised.
8. The total programme covers numerous major capital schemes including funding towards the Barbican podium waterproofing; Bank Junction permanent improvement scheme; Holborn Viaduct & Snow Hill pipe-subways repairs; Baynard House fire safety; City Wayfinding Signage/Legible London; Traffic Enforcement CCTV; City Streets COVID-19; West Smithfield area public realm & transportation project; St Paul's gyratory; Minorities car park structural building report; Dominant House footbridge repairs; London Wall car park waterproofing, joint replacement & concrete repairs; London Wall car park ventilation, electrics, lighting & fire alarms; Fire safety at the car parks; Lindsey Street Bridge strengthening; Climate Action Strategy Cool Streets and Pedestrian Priority; and Beech Street. The progression of each individual scheme is, of course, subject to the City's normal evaluation criteria and Standing Orders.
9. The programme also covers ongoing funding of future revenue projects, the main ones being highway resurfacing, enhancements & road maintenance projects; concessionary fares & taxi cards; contributions to the costs of Off-Street car parks; special needs transport; and annual maintenance of Aldgate.
10. A forecast summary of income and expenditure arising on the On-Street Parking Account and the corresponding contribution from or to the On-Street Parking surplus, over the medium-term financial planning period, is shown below:

Table 1 On-Street Parking Account Reserve Projections 2020/21 to 2025/26	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Total
	Actual £m	Forecast £m	Forecast £m	Forecast £m	Forecast £m	Forecast £m	£m
Income	15.1	14.1	13.3	13.6	13.9	14.1	84.1
Expenditure (<i>Note 1</i>)	(5.0)	(4.5)	(4.7)	(4.8)	(5.0)	(5.0)	(29.0)
Net Surplus arising in year	10.1	9.6	8.6	8.8	8.9	9.1	55.1
Capital, SRP and Revenue Commitments	(5.7)	(10.0)	(26.6)	(35.1)	(10.8)	(9.6)	(97.8)
Net in year contribution (from)/ to surplus	4.4	(0.4)	(18.0)	(26.3)	(1.9)	(0.5)	(42.7)
(Deficit) / Surplus cfwd at 1 st April	42.7	47.1	46.7	28.7	2.4	0.5	
(Deficit) / Surplus cfwd at 31st March	47.1	46.7	28.7	2.4	0.5	0.0	

Note 1: On-Street operating expenditure relates to direct staffing costs, current Saba enforcement contractor costs, fees & services (covering cash collection, pay by phone, postage & legal), IT software costs for enforcement systems, provision for bad debts for on-street income and central support recharges.

11. A reduction in income is forecast from 2021/22 onwards, mainly relating to ongoing reductions in business operating following COVID-19 and future projections of motorist's compliance. There are also reductions in expenditure following Departmental savings on the parking operator enforcement contract costs due to reduced staff required during COVID-19 lockdown and reduced trade. Further additional savings from the new parking contract retender awarded from 1st April 2022 will also need to be phased into future expenditure projections.

Conclusion

12. So that we can meet our requirements under the Road Traffic Regulation Act 1984 (as amended), we ask that the Court of Common Council notes the contents of this report, which would then be submitted to the Mayor of London.

Background Papers

13. Road Traffic Regulations Act 1984; Road Traffic Act 1991; GLA Act 1999 sect 282.
14. Final Accounts 2020/21.

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PLANNING AND TRANSPORTATION COMMITTEE – OUTSTANDING ACTIONS

Item	Date	Action/ Responsible Officer	Progress Update and Date to be progressed/completed
1	18 March 2019 2 April 2019 30 April 2019 24 May 2019 18 June 2019 9 July 2019 30 July 2019 10 Sept 2019 1 Oct 2019 22 Oct 2019 5 Nov 2019 12 Dec 2019 28 Jan 2020 18 Feb 2020 6 March 2020 2 June 2020 23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021	<p align="center"><u>Daylight/Sunlight – Alternative Guidelines</u></p> <p align="center">Chief Planning Officer and Development Director</p> <p>A Member argued that the Committee should separate out the desire for Member training and the desire for alternative guidelines on daylight/sunlight and requested that a report be brought to Committee setting out how the City of London Corporation might go about creating alternative guidelines, including timescales, if Members were so minded and the legal implications of this.</p>	UPDATE (20 July 2021) – see action 1a)

	<p>30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022</p>		
1a)	<p>5 March 2020 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022</p>	<p style="text-align: center;"><u>Radiance Studies</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p> <p>A Member referred to a training session that had taken place for the Committee earlier this morning, and in which a consultant had expressed a view that radiance studies were the best way for laymen to assess the impact of developments on daylight where there was a genuine concern about this issue. The consultant felt that, in appropriate cases, the applicant should be asked to provide a radiance study.</p> <p>In view of this, the Member asked Officers to undertake, when future applications were received in which daylight will be an issue, to ask the applicant to prepare a radiance study to be provided to this Committee so that Members could make an informed assessment of the issue.</p>	<p>UPDATE (21 September 2021) - The Chief Planning Officer and Development Director underlined that, ultimately, Officers would be producing a planning advice note in order to create more clarity on the methodology and that they were still working through this with the BRE and other stakeholders to deliver this. He added that, to date, Officers had not had any pushback from the industry when requiring the provision of radiance studies for relevant planning applications.</p> <p>To be completed: Further report to Committee setting out/providing updates on these points by Winter 2021.</p>
2	<p>6 March 2020 2 June 2020 23 June 2020 14 July 2020</p>	<p style="text-align: center;"><u>Member Training</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director / Director of the Built Environment</p>	<p>UPDATE: (17 November 2020): Members were of the view that more formal training should be offered by the Department to any newly appointed</p>

	<p>8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022</p>	<p>A Member questioned whether there would be further training provided on Daylight/Sunlight and other relevant planning matters going forward. She stated that she was aware that other local authorities offered more extensive training and induction for Planning Committee members and also requested that those sitting on the Planning Committee signed dispensations stating that they had received adequate training.</p> <p>The Chair asked that the relevant Chief Officers consider how best to take this forward. He also highlighted that the request from the Town Clerk to all Ward Deputies seeking their nominations on to Ward Committees states that Members of the Planning & Transportation Committee are expected to undertake regular training.</p>	<p>members of the Committee in line with the principles of the Planning Protocol.</p> <p>To be completed: Training offering for new Members to be considered in 2021 with a view to implementing this for the new municipal year.</p>
4	<p>23 June 2020 14 July 2020 8 Sept 2020 6 Oct 2020 27 Oct 2020 17 Nov 2021 15 Dec 2021 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021 30 March 2021</p>	<p><u>Barbican and Golden Lane Conservation Area SPD</u></p> <p>Chief Planning Officer and Development Director</p> <p>A Member highlighted that a Conservation Management Plan was still awaited for this area in the form of a Supplementary Planning Document. He added that this was originally approved by this Committee in October 2018 and that he had requested an update on progress on several occasions since. He asked that this also now be</p>	<p>UPDATE (7 September 2021) - The Chief Planning Officer and Development Director reported that a significant number of consultation responses had been received, some of which were very detailed and would now require additional meetings with stakeholder. The final document would then have to be presented to the three Barbican Committees for input before being finalised by this Committee.</p> <p>The Chair stressed the need for and importance of proper consultation on this piece of work.</p>

	<p>22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022</p>	<p>included within the list of Outstanding Actions so that it was not lost sight of entirely.</p>	<p>To be completed: Amended draft document to Committee for final approval by February 2022.</p>
5.	11 Jan 2022	<p style="text-align: center;"><u>Sustainability SPD</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p> <p>A Member questioned whether the production of a Sustainability SPD could feature on the list of outstanding actions.</p> <p>The Chief Planning Officer and Development Director stated that he would be liaising with his sustainability officers to provide a more targeted timeline around the production of the Sustainability SPD and agreed to include this information in the list of outstanding actions.</p>	

Committee(s)	Dated:
Planning and Transportation	1 st February 2022
Subject: Delegated decisions of the Chief Planning Officer and Development Director	Public
Report of: Chief Planning Officer and Development Director	For Information

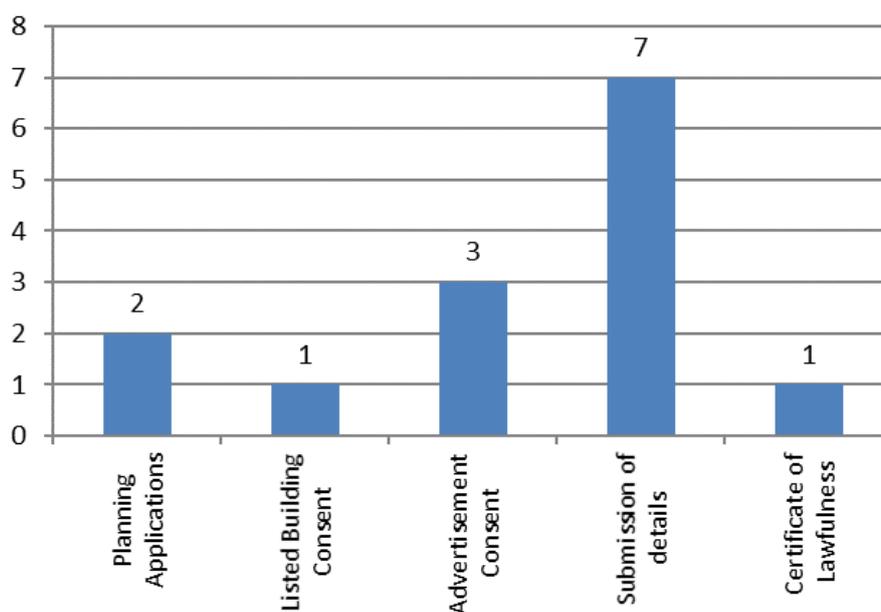
Summary

Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since my report to the last meeting.

In the time since the last report to Planning & Transportation Committee Fourteen (14) matters have been dealt with under delegated powers. One (1) relate to works to Listed Buildings, Three (3) applications for Advertisement Consent, Seven (7) relate to conditions of previously approved schemes, and One (1) Certificate of Lawfulness for Proposed Development.

Two (2) Full applications for development have been approved, with no created floorspace.

Breakdown of applications dealt with under delegated powers



Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

Details of Decisions

Registered Plan Number & Ward	Address	Proposal	Decision & Date of Decision	Applicant/ Agent Name
21/01010/CLOPD Bishopsgate	228 Bishopsgate London EC2M 4QD	Application for a Certificate of Lawful Development for the proposed use of the retail unit (Class E(a)) as a restaurant (Class E(b)).	Grant Certificate of Lawful Development 13.01.2022	Eastfield Architecture & Construction Ltd
21/00840/ADVT Candlewick	68 King William Street London EC4N 7HR	Installation and display of an internally illuminated projecting sign measuring 0.5m by 0.5m, at a height of 3.1m above the pavement.	Approved 11.01.2022	The Signage And Display Co.
21/00915/MDC Castle Baynard	Land Bounded By Fleet Street, Salisbury Court, Salisbury Square, Primrose Hill & Whitefriars Street, London, EC4Y	Details of a Written Scheme of Investigation for Archaeological Evaluation and Geo-technical Investigation Phase 2 pursuant to condition 9 of the planning permission dated 30 July 2021 (application number 20/00997/FULEIA) and condition 8 of the Listed Building Consent dated 30 July 2021 (application number 20/00998/LBC)	Approved 30.12.2021	Gerald Eve LLP
21/00757/MDC Cheap	81 Newgate Street London EC1A 7AJ	Submission of a materials audit pursuant to condition 2 of planning permission 20/00311/FULMAJ dated 11.09.2020.	Approved 13.01.2022	Montagu Evans
21/00856/MDC Cheap	81 Newgate Street London EC1A 7AJ	Submission of details of a piling method statement pursuant to condition 44 of planning permission 20/00311/FULMAJ dated 11.09.2020.	Approved 13.01.2022	Montagu Evans

21/00943/MDC Cheap	81 Newgate Street London EC1A 7AJ	Submission of details of how the development would not damage subsurface potable water infrastructure pursuant to condition 26 of planning application 20/00311/FULMAJ dated 11.09.2020.	Approved 13.01.2022	Montagu Evans
21/00912/LBC Cripplegate	18 Basterfield House Golden Lane Estate London EC1Y 0TN	Internal refurbishment including alteration to kitchen layout/partition.	Approved 13.01.2022	Martin Edwards Architects
20/00015/MDC Farringdon Within	68 Long Lane London EC1A 9EJ	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects; submission of a Deconstruction and Construction Logistics Plan, details of materials pursuant to conditions 2,3 and 4 of Planning Permission 18/00736/FULL dated 24.01.2019	Approved 11.01.2022	Boyer Planning
21/00979/MDC Farringdon Within	160 Queen Victoria Street London EC4V 4BF	Details of plant noise and plant mounting pursuant to conditions 4(b) and 5 of planning permission ref 19/01291/FULL dated 12th March 2020.	Approved 11.01.2022	CBRE Ltd
21/01095/ADVT Farringdon Within	150 Aldersgate Street London EC1A 4AB	Installation and display of non-illuminated hoarding advertisements along Aldersgate Street measuring 2.44m in height and 50.6m in length for a temporary period until 31.12.2023.	Approved 13.01.2022	Gerald Eve LLP

21/00965/FULL Farringdon Without	Unit 8 28 Chancery Lane London WC2A 1LB	Installation of louvre transom panel to the existing fascia panel at unit 8 at ground floor level.	Approved 06.01.2022	Level Acoustic Design
21/00863/FULL Langbourn	150 - 152 Fenchurch Street London EC3M 6BB	Replacement of the existing shopfront, including an increase to the extent of openable glazing, removal of the existing stall riser, a new fascia, installation of bifold doors and works associated with the installation of new signage to retail unit.	Approved 11.01.2022	The Fruitful Design Consultancy Ltd
21/00864/ADVT Langbourn	150 - 152 Fenchurch Street London EC3M 6BB	Installation of an Internally illuminated fascia sign over entrance and a single internally illuminated projecting sign.	Approved 11.01.2022	The Fruitful Design Consultancy Ltd
21/00809/MDC Tower	S G House 41 Tower Hill London EC3N 4SG	Submission of details of Deconstruction Logistics Plan; Construction Logistics Plan and a Scheme of Protection pursuant to conditions 2; 3, 4 and 5 of planning permission dated on 9 June 2020, (19/01051/FULMAJ).	Approved 06.01.2022	RENEW Planning Limited

Agenda Item 9

Committee(s)	Dated:
Planning and Transportation	1 st February 2022
Subject: Valid planning applications received by Department of the Built Environment	Public
Report of: Chief Planning Officer and Development Director	For Information

Summary

Pursuant to the instructions of your Committee, I attach for your information a list detailing development applications received by the Department of the Built Environment since my report to the last meeting.

Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

Details of Valid Applications

Application Number & Ward	Address	Proposal	Date of Validation	Applicant/Agent name
21/01065/FULL Aldgate	The Baltic Exchange, 38 St Mary Axe, London, EC3A 8EX	Refurbishment of the Baltic Exchange building, including the removal of internal walls and historic fabric, alterations to external facades, internal works, and creation of new roof terrace.	08/12/2021	Baltic Investment Holdings Limited
21/01033/FULL Bassishaw	88 Wood Street, London, EC2V 7DA	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 13 (approved plans) of planning permission dated 18.08.2020 (Application number	03/12/2021	Star Winner Enterprises Limited

		20/00267/FULL) to allow for the omission of the approved entrance to the B1/D2 unit on Wood Street and installation of back-painted glass instead.		
21/01029/FULL Bishopsgate	216 Bishopsgate, London, EC2M 4PT	External alterations including: removal and infill for one existing roof lantern and replacement of one roof lantern with roof light at main roof level; replacement of four pavement lights; and part replacement of rainwater goods.	02/12/2021	Royal Bank of Scotland Group
21/01135/FULL Bishopsgate	Retail Unit, 228 Bishopsgate, London, EC2M 4QD	Alterations to existing shopfront and installation of a new retractable awning.	23/12/2021	J&S Kitchen Ltd
21/01075/FULL Bread Street	Cheapside Traffic Island, Cheapside, London, EC2V 6AA	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).	10/12/2021	BT Telecommunications Plc

21/01110/FULL Candlewick	Capital House, 85 King William Street, London, EC4N 7BL	Alterations to ground floor facades on King William Street and Abchurch Lane in association with internal works which include enlargement of office lobby; and relocation of existing bin store to basement level.	17/12/2021	Capital House
21/01028/FULL Castle Baynard	Kildare House, 3 Dorset Rise, London, EC4Y 8EN	Minor refurbishment works to the external appearance, creation of a roof terrace at first floor level, insertion three new doors to provide access to first floor roof terrace, installation of a glass balustrade at first floor level, insertion of a new entrance door on south elevation, replacement of substation doors on south elevation; and other associated works.	20/12/2021	Oval Properties 1701 Limited
21/01116/FULL Cheap	85 Gresham Street, London, EC2V 7NQ	Installation of a new roof mounted condenser and refrigerant pipework.	17/12/2021	Argyll Club

21/01015/FULL Cheap	St Lawrence Jewry Next Guildhall Church, Guildhall Yard, London, EC2V 5AA	Alteration of the existing four clock dials on St Lawrence Jewry Church to include a grid iron motif.	04/01/2022	Mr Andrew Coles
21/01091/FULL Coleman Street	Basildon House, 7 - 11 Moorgate, London, EC2R 6AF	Replacement of 4 No. Roof Condensers and installation of 4 No. Isolator Units located on the external recessed flat roof of Basildon House.	14/12/2021	7 Moorgate SARL
21/00958/FULL Cornhill	Tower 42, International Financial Centre, 25 Old Broad Street, London, EC2N 1HQ	Installation of 37no. new antennas (28no. 0.3x0.3m antennas and 9no. 0.16x0.16m antennas) and ancillary equipment on the roof (180.0m AGL).	29/11/2021	Luminet Solutions Limited
21/01020/FULL Cornhill	3 St Michael's Alley, London, EC3V 9DS	Installation of 5no. condenser units on the roof with associated acoustic screening.	29/11/2021	DRM Domestic And Commercial Property Services Ltd
21/01108/FULL Dowgate	Ocean House, Cousin Lane, London, EC4R 3TE	Construction of new balconies to the second and third floors of this existing office building and two sets of French doors to access the balconies.	06/01/2022	Ocean House

21/01105/FULL Dowgate	Ocean House, Cousin Lane, London, EC4R 3TE	Changes to the office entrance including the installation of new entrance door and side screen, new window, new stall riser, re-finishing of bin store and frame, new vertical cladding panel and new canopy.	06/01/2022	Ocean House
21/01106/FULL Dowgate	Ocean House, Cousin Lane, London, EC4R 3TE	Installation of new external lighting to the west, east and south elevations of the existing building.	06/01/2022	Ocean House
21/01038/FULL Farringdon Within	Central Criminal Court, Old Bailey, London, EC4M 7EH	Installation of a louvered extract point within the facade of the building to facilitate the installation of a small domestic kitchen extract system.	16/12/2021	City of London Corporation
21/01125/FULL Farringdon Within	Aldersgate House, 135 - 137 Aldersgate Street, London, EC1A 4JA	Proposed roof extension to conceal 9 new condensers.	20/12/2021	Universal Consolidated Group
21/01130/FULL Farringdon Within	Creed Court, 3 - 5 Ludgate Hill, 1 - 3 Creed Lane And 11 - 12 Ludgate Square, London, EC4M 7AA	Installation of external facade lighting to the Ludgate Hill, Creed Lane & Ludgate Square Elevations of the hotel.	22/12/2021	Dominvs Investments 1 Ltd

21/01056/FULL Farringdon Without	Pavement O/S 320 High Holborn, London, WC1V 7PU	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).	07/12/2021	BT Telecommunications Plc
21/01067/FULL Lime Street	1 Great St Helen's, London, EC3A 6AP	Removal of the existing plant room and construction of a single storey extension to provide an enclosed winter garden and amenity space at level 10 as ancillary office floorspace (Use Class E) and relocation of the plant room to level 11, in addition to flexible Use Class E at ground floor level, together with external and internal works.	08/12/2021	Rafer Investments Ltd
21/01060/FULL Portsoken	Pavement O/S Aldgate House, 33 Aldgate High Street, London, EC3N 1AH	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of associated BT kiosk(s).	07/12/2021	BT Telecommunications Plc
21/01140/FULL Walbrook	10 Ironmonger Lane, London, EC2V 8EY	Change of use of the existing non self-contained flat at third and fourth floor level (Use Class C3) to commercial office use (Class E).	14/01/2022	Bow Lane Dental Group