



Planning Applications Sub-Committee

Date: TUESDAY, 27 JUNE 2023

Time: 10.30 am

Venue: LIVERY HALL - GUILDHALL

Members:

Deputy Shравan Joshi (Chairman)	Deputy Edward Lord
Deputy Graham Packham (Deputy Chairman)	Alderman Ian David Luder
Deputy Randall Anderson	Antony Manchester
Brendan Barns	Deputy Brian Mooney
Emily Benn	Deputy Alastair Moss
Ian Bishop-Laggett	Alderswoman Jennette Newman
Deputy Michael Cassidy	Deborah Oliver
Deputy Simon Duckworth	Alderswoman Susan Pearson
Mary Durcan	Judith Pleasance
John Edwards	Deputy Henry Pollard
Anthony David Fitzpatrick	Ian Seaton
Deputy John Fletcher	Hugh Selka
Dawn Frampton	Luis Felipe Tilleria
Deputy Marianne Fredericks	Shailendra Kumar Kantilal Umrada
Jaspreet Hodgson	William Upton KC
Amy Horscroft	Alderman Sir David Wootton
Deputy Natasha Maria Cabrera Lloyd-Owen	

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Ian Thomas CBE
Town Clerk and Chief Executive

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 and summary of the meeting held on 20 March 2023.

For Decision
(Pages 5 - 24)

4. **BARBICAN ESTATE, LONDON, EC2Y 8EN**

Report of the Planning & Development Director.

For Decision
(Pages 25 - 142)

5. **BARBICAN ESTATE, LONDON, EC2Y 8EN - LISTED BUILDING CONSENT**

Report of the Planning & Development Director.

For Decision
(Pages 143 - 184)

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

Report of the Planning & Development Director.

For Information

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

Report of the Planning & Development Director.

For Information

8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

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

PLANNING APPLICATIONS SUB-COMMITTEE Monday, 20 March 2023

Minutes of the meeting of the Planning Applications Sub-Committee held at Livery Hall - Guildhall on Monday, 20 March 2023 at 10.30 am

Present

Members:

Deputy Shravan Joshi (Chairman)
Deputy Alastair Moss (Deputy Chairman)
Deputy Randall Anderson
Brendan Barns
Deputy Keith Bottomley
Deputy Michael Cassidy
Mary Durcan
John Edwards
Deputy John Fletcher
Deputy Marianne Fredericks
Deputy Edward Lord
Antony Manchester
Alderman Bronek Masojada
Deputy Graham Packham
Alderwoman Susan Pearson
Deputy Henry Pollard
Luis Felipe Tilleria
Alderman Sir David Wootton

Officers:

Zoe Lewis	– Town Clerk's Department
Gemma Stokley	– Town Clerk's Department
Deborah Cluett	– Comptroller and City Solicitor's Department
Ben Eley	- Environment Department
David Horkan	– Environment Department
Kerstin Kane	– Environment Department
Kurt Gagen	– Environment Department
Tom Nancollas	– Environment Department
Rachel Pye	– Environment Department
Gwyn Richards	– Environment Department
Ian Steele	– Environment Department
Peter Wilson	– Environment Department

Prior to the start of the meeting, the Chair set out the procedure for discussion to enable a rounded and representative debate and adequate time to properly consider the items. He reminded Members of the Standing Order around the conduct of debate at Committee and asked that Members confine their speeches to the matter under discussion and avoid being repetitious. The Chairman requested that Members limit their contribution to one comment and if the need arose to raise a new point, they would join the end of the list of

remaining speakers. Priority would be given to those who had not yet contributed to the debate. The Chairman reminded Members to have respect for each other when speaking.

1. **APOLOGIES**

Apologies for absence were received from Emily Benn, Ian Bishop-Laggett, Anthony Fitzpatrick, Jaspreet Hodgson, Alderman and Sheriff Alastair King, Alderman Ian Luder, Deputy Brian Mooney, Deborah Oliver, Judith Pleasance, Ian Seaton, Shailendra Umrada and William Upton KC.

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

There were no declarations.

3. **MINUTES**

The Sub-Committee considered the public minutes of the last meeting held on 21 February 2023 and approved them as a correct record.

Matters Arising

A Member requested that the conduct of debate should also extend to those making representations and that it be recognised that objectors were often residents without knowledge of planning law. The Chairman stated that it was important the Sub-Committee's scrutiny was thorough and that Members challenged Officers, applicants and objectors equally on planning considerations.

4. **85 GRACECHURCH STREET**

The Sub-Committee considered a report of the Planning and Development Director concerning partial demolition of existing building (Gracechurch Street frontage adapted) and the erection of a 32 storey (155.70m AOD) building plus basement levels including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); and Heritage Garden and Cultural Space at level 5 (sui generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works.

The Town Clerk referred to those papers set out within the main agenda pack as well as the Officer presentation slides, and two addenda containing additional/late representations plus amended conditions that had been separately circulated and published.

Officers presented the application, explaining that the site was bounded by Gracechurch Street to the west and Leadenhall Market to the north-east and south-east and by Bull's Head Passage to the south. It was located within the Leadenhall Market Conservation Area and was bounded to the north-east and south-east by Grade 2* listed market buildings as well as the Grade 2 listed buildings 81-82 Gracechurch Street. Further to the east, there was the Grade 1

listed Lloyd's Building and to the west there was Bank Conservation Area and its listed buildings. The application site was also within the City Cluster Policy Area which was the City's outlet for strategic growth.

Members were shown a visual of the proposal in the cumulative scenario of existing, under construction and consented schemes. Members were informed that 1 Leadenhall was currently under construction and had a height of approximately 180m. To the south was the consented 70 Gracechurch Street which was 155m in height. The proposal being considered was for a tower of 155m.

The Sub-Committee were shown a visual of the existing western elevation showing the 1930's architecture, the upper parts and modern shop fronts. An Officer advised that this elevation would be retained as part of the development, with the remaining building behind being demolished and redeveloped.

Members were shown visuals of the elevations to the east and south of the existing building. An Officer stated they were utilitarian with a cluttered, untidy roofscape. The Officer stated that the application could be seen to nestle within the market buildings.

Members were informed that the application was for a 32-storey office tower which would take the form of a podium block behind the retained Gracechurch Street façade with a new public hall for the City at ground to fourth floor levels. At fifth floor level, there would be a new cultural attraction about the Roman Forum Basilica on the site with office floor plates rising above it.

The Sub-Committee were shown the existing ground floor plan showing the impermeable nature of the existing building constructed in the 1930s with entrances off Gracechurch Street to the west and Lime Street Passage to the east. It extinguished a through route east-west which once ran through the site and the proposal would reopen that east-west connection between Gracechurch Street and Lime Street Passage in the form of a public hall. Members were shown a visual of the proposed floor plan which included areas of flexible retail space, office lobby and reception space.

Members were shown a proposed diagram that showed how the plan would look in context with the lanes and alleys that characterised the Leadenhall Market Conservation Area. Members were also shown how the footprint of the proposed public hall would act as a complementary adjunct to the spaces in the market.

Members were then shown a proposed visualisation of the west elevation from Gracechurch Street standing in front of the building and looking through the sympathetically altered retained facade, to increase its permeability, both actual and visual, to the public hall.

Members were informed that the public hall would be a new destination for the City as much as a space for flexible retail, events and other associated uses possible under arrangements to be secured through a Section 106 agreement.

The Sub-Committee were informed that the public hall would be comparable in scale to the Guildhall.

Members were shown a visual of the proposed east elevation flanked by the Grade 2* listed market buildings and a proposed ground floor plan showing the proposed pavement widening to Gracechurch Street which would be between 1.55m and 2.6m in dimension.

Members were advised that servicing would take place via an innovative servicing lift pioneered at other schemes in the City. An Officer informed Members that it would be seamlessly integrated into the public realm when not in use. Servicing would take place between the hours of 11pm and 7am and vehicles would descend into the basement level where there would be space to unload in the loading bay and exit the site in forward gear. The development would have ample amounts of short and long stay cycle parking, predominantly at Ground Floor Level for the short stay and Level 3 for the long stay parking.

Members were informed that the site sat on a site of archaeological significance, the Roman Basilica Forum and provision had been made for the basements to be redesigned and to preserve the remains in situ, should significant remains be found during excavation works. If feasible, they should be interpreted to public view and this would be secured through condition. Members were advised that the western third of the site was thought to be the first Forum Basilica.

Members were shown the proposed ground floor plan showing the lifts to the Level 5 cultural space and heritage walkway. These would be free for the public to use and access seven days a week between the hours of 8am and 10pm. The public hall would be open 24 hours, 7 days a week. The public would exit the lifts at Level 5 into the Forum Basilica exhibition. There would also be a learning centre dedicated to outreach about the wider archaeology profession. It would also provide opportunities for other learning and events functions which would be curated in partnership with the Museum of London.

Members were shown visuals of the proposed heritage walkway cantilevering out over the market buildings and looking out to the east over the rooftops of the Victorian Leadenhall market complex, the wider conservation area and the tall buildings of the modern City beyond, including the Grade One Listed Lloyd's Building.

The Sub-Committee were informed that the proposal would create new public realm in the City with two new destinations in the heart of the City Cluster.

Members were shown an image of the proposed Level 5 of the Forum Basilica exhibition space which would exhibit and interpret artifacts, not just from this site but from sites within the vicinity currently held in the Museum of London's

collections. An Officer stated that the museum would be a key cultural content partner in devising and promoting and displaying this work. Members were shown images of the types of artifacts which could be shown in the Museum's collections telling the story of the place where London's mercantile trade began.

Members were shown an existing Level 5 plan showing the light wells around the existing building and a proposed visual showing how the development would be built up to its site boundary. An Officer stated that arrangements for securing the details of party wall treatments would be secured via condition.

Members were shown proposed visuals of Levels 1-4 showing the spaces created above the public hall. An Officer informed them that there would be flexible retail space at First Floor Level and a series of configurations of office space above. Clear street windows to the south would light the entire space in a dramatic fashion. Moving up through the scheme, there would be a series of floor plates with greening at the west and east facades with cutaway and stepped terracing towards the southeast corner reaching the rooftop. The series of green terraces to the building would not be accessed by building users only by maintenance staff and the cutaways and the form of the building were ultimately defined by the views from the processional route from Fleet Street along to St Paul's Cathedral.

Members were shown a visual of the scheme being concealed behind the cathedral, an existing elevation of Gracechurch Street façade and a proposed image showing how the scheme would sympathetically alter the façade in the spirit of its original design to increase the permeability.

Members were shown proposed elevations from the west, south, east and north and a proposed visual of a part of the scheme showing the architectural detail with fluted columns, planted terraces and cranked horizontals with the cues taken from the architecture of the conservation area.

Members were shown visuals of strategic and local views, looking south down Gracechurch Street with 6-8 Bishopsgate in the foreground and west over the conservation area where the scheme would appear behind Leadenhall Market with its planted green terraces. Members were informed that 70 Gracechurch Street, which was recently granted planning permission could be seen in the images as could 1 Leadenhall Court. Members were shown a view looking northwest out of Lime Street Passage at the existing market buildings with the proposed scheme rising above the market buildings and joining 1 Leadenhall Court as a backdrop of tall buildings to the market.

Members were shown a number of visuals of the view looking north including the existing, proposed, consented schemes and cumulative situations showing the characteristic of the conservation area setting. Members were also shown visuals looking north at Gracechurch Street at the existing building and the proposed building with 70 Gracechurch Street to the south, prominently framing the proposal. Looking north and looking back at the City Cluster from the Inner Curtain Walls South, the cumulative situation acted to bring the proposed building back into the cluster.

Members were shown visuals of how the scheme would look in comparison with other nearby buildings and the cumulative effect once other consented tall buildings were built. Views were shown from the Tower of London Scaffold Site, where the scheme was shown behind St. Peter ad Vincula, through Butler's Wharf back at the cluster, from Tower Bridge where the scheme would appear at some distance to the west of the world heritage sites in the gap between 20 Fenchurch and the cluster.

Members were also shown visuals of how the scheme would look looking west with the scheme appearing in front of The Scalpel and helping to consolidate the cluster form overall. Looking from within the Bank Conservation Area at the backdrop of tall buildings in the City Cluster, the proposal rose over Cornhill and was joined by 1 Leadenhall Court and 6-8 Bishopsgate. The scheme rose behind St Michael's Church, Cornhill, along with emerging forms of the Cluster. From St Paul's Golden Gallery, the scheme would appear with pale masonry form and a sculpted silhouette as a diversification from the glazed geometry of the existing towers, those under construction and those consented.

The Sub-Committee were informed that the consented scheme would achieve a very high urban greening factor between 0.8 and 1. The proposed development would also achieve exemplary sustainability credentials, would be very energy efficient, would target BREAMM outstanding and would achieve, by the nature of its masonry facades, optimal thermal performance and solar shading.

Officers concluded that the proposed scheme would deliver a strategic contribution of floorspace to the City Cluster and the office floorspace would be flexible and of a standard design to meet the needs of current and future occupiers. The scheme would also deliver an outstanding new destination for the City in the form of the public hall of unprecedented size and scale at ground floor level. It would act as a complementary agent to Leadenhall Market and would deliver an important new visitor attraction. An educational facility at Level 5 would be devoted to the Roman Forum Basilica outlining the City's history to more diverse audiences as well as those within the City. The scheme would achieve exemplary sustainability credentials, target BREAMM outstanding and score a very high urban greening factor. It would sit comfortably within the City Cluster and architecturally help to consolidate the cluster, diversify it and add high quality architecture. The application for planning permission was therefore recommended for approval.

The Chairman explained that there were two registered objectors to address the meeting and he invited the objectors to speak.

Ms Emma Baylis stated that she, along with the other objector, were two of the three owners of the residential flats at 4 Bull's Head Passage and they had lived there for over 10 years. Ms Baylis asked Members to listen to the objections imagining that they were in the objectors' homes feet away from the construction of a 32-storey skyscraper. She stated that this situation was unprecedented in the City cluster as there were no comparable cases of

development which had taken place so close to residential property. Ms Baylis stated that several of the reports commissioned, assessed the impact on the residents as severe in relation to noise, vibration and the other impacts of living next door to a building site. Ms Baylis stated that adequate consideration had not been given to the appropriate safeguarding of the residents.

Mr William Ryan stated that he had been a resident of Bull's Head Passage for over 10 years. He informed the Sub-Committee that when he had first moved to the City, there were only two skyscrapers in the neighbourhood, namely Tower 42 and the Gherkin. The core of the Walkie-Talkie was only a couple of stories high at that point. Mr Ryan stated that being within the Leadenhall Conservation Area, the objectors did not foresee that 10 years later they would be objecting to skyscrapers feet away from their homes. They also did not expect the City and the area around their homes to change so dramatically.

Members were shown images and were advised that 4 Bull's Head Passage was a small, residential building. The proposed skyscraper would sit to the north of the property, would be attached to the entire North façade of the residential building and shared a party wall.

Mr Ryan showed the Sub-Committee a video of his home. Out of the window there was a wall to which the proposed building would attach and at that point the building would extend over a hundred meters upwards. The video also showed a skylight which currently looked out onto sky but would look onto the proposed building if built. He stated that the proposed development would change the character of the Victorian property. The development would create a feeling of claustrophobia in his home and there would be a material impact on the light entering his living room. Mr Ryan stated that bathrooms to Flats A, B and C would be materially darker without windows.

Mr Ryan advised that the background level of noise in Bull's Head Passage was quiet as it was a pedestrian alleyway and the City was quiet in the evenings and at weekends. This meant out of hours works would have a real impact. The scale of the development was unprecedented. It was very unusual to build a 32-storey skyscraper next to a 4-storey residential building.

Mr Ryan raised concerns about extreme noise, dust and vibration and did not consider that the effects of the development could be mitigated reasonably. He stated that objectors believed their homes would become uninhabitable for many years. He informed Members that he worked from home five days a week running a small software company, he would struggle to concentrate during the construction of the development and it would be impossible to hold professional virtual meetings. Mr Ryan stated that the idea of trying to exist in his property was unimaginable and he was uncomfortable with the idea of steelwork and windows over 100 metres above his bedroom and living area. He stated that there had been instances of materials falling when other tall buildings had been constructed. Concern was also raised about the mental health of residents, who had already had to deal with a large amount of documentation and engage in the objection process.

Mr Ryan reiterated that his flat was his home and he was not an absent landlord or an international investor. He stated that the proposal would be to the extreme detriment of the residents and the management plan was not adequate to safeguard them. Mr Ryan asked the Sub-Committee to allow more time for consideration to be given to the health impact on residents and how this could be better mitigated. He stated that the developer had not engaged with residents until they had registered for a public webinar. Mr Ryan also asked that an appropriate agency be commissioned to consider the position of the residents and then consider measures such as further restricting working hours e.g. to five days a week. He stated that a standard construction management plan, which would not take into account the close proximity of residential properties to the site, would not be appropriate in this case where residential properties were in such close proximity.

The Chairman invited Members to question the objectors.

A Member asked how close the proposed building would be to the objectors' homes. Mr Ryan stated the party wall would be the entire length of the north façade of the building. Mr Ryan stated that the new building would be attached to his living room wall. He currently had a small void which looked across gardens used by the current occupiers. He outlined that if the proposed building was constructed, within about 3ft of his window, there would be a building extending over 100m upwards. This would change the character of the property. The proposed building would also block two bathroom windows and the ventilation to three rooms which, he had been informed, was not deemed to be a material planning consideration because they were not deemed to be habitable rooms. Mr Ryan stated they were still bathrooms and a utility room, all of which would need alternative ventilation.

A Member expressed empathy for the residents and stated that he had lived next to a development site for six years. He clarified that the delivery hours would not be between 11pm and 7am during the construction phase and that they would take place in normal construction hours. He advised that there would also be quiet hours during the construction and construction would not take place at night. Mr Ryan stated that he was on a mailing list that regularly received requests for evening and weekend work to take place. He therefore was concerned that evening and weekend work would take place on this site. Mr Ryan also stated that even if the construction hours were the proposed 8am-6pm Monday – Friday and 8am-2pm hours, this would be a lot of time for residents to deal with the disruption over the many years that construction would take.

A Member asked the objectors if they had suggested amendments to the conditions in the report. Ms Baylis stated that there must be better protections for residents as there was no comparable situation within the City Cluster. She stated that the issues the residents were most concerned about were noise, vibration, drilling and dust.

The Chairman invited the applicants to speak.

Chris Shaw, Shaw Corporation, spoke on behalf of the applicant. He stated that the applicants believed the proposal represented a unique, once in a multi-generational opportunity to radically improve this part of the City. He stated that the applicant's aspirations directly aligned with the City's Destination City objectives to drive positive change and sustainability, generate a much wider user demographic and create long term economic growth on a seven day a week basis to enhance the City's reputation as the world-class destination for business, culture, education, the arts and leisure.

Mr Shaw stated that the scheme would deliver substantial public benefits creating engaging, publicly accessible retail and cultural spaces. It would also deliver best-in-class category, sustainable, flexible and adaptable offices and workspaces in a building of exemplary architectural design with high sustainability credentials, abundant greenery and an exceptionally high urban greening factor compared to other modern buildings in the City.

Mr Shaw stated that all informed studies showed that offices were in short supply in the City and a result were readily let and occupied. Members were informed that at ground floor there would be a civic-scale warm, welcoming, well-lit space, free to access by the general public to visit, eat, engage, meet others and be entertained. Members were informed that there would also be a Level Five exhibition that celebrated the importance of the location in the foundation and development of the City, through to the modern day. The exhibition would also provide an important education and cultural facility using modern visual media to engage and demystify.

Mr Shaw stated that a cycle hub would be introduced in an area largely devoid of cycle parking, the pavement width would be increased along Gracechurch Street to improve comfort levels for pedestrians and this approach had been developed through a process of extensive public consultation which included a pop-up exhibition in Leadenhall Market. Mr Shaw informed Members that the traders, Leadenhall Market, neighbouring residents and the general public were all aware of the proposals and there was support from important local stakeholders including the EC Business Improvement District which represented the major businesses locally and the Leadenhall Market Traders Association, plus individual retailers, pubs and traders, the nearby church of Saint Peter as well as the Museum of London.

Mr Shaw advised Members that the applicants had worked with adjoining residential neighbours and listened to their concerns. They would continue to work closely with them during the construction phase to reduce and mitigate their concerns. Mr Shaw stated that the proposal would embrace, celebrate and complement the adjacent Leadenhall Market.

Members were informed that an economic study had shown how Leadenhall Market currently operated and assessed the wider economic impacts of the proposals, specifically on the market. Mr Shaw stated that there was a need for positive change in the area for this area to be successful. He reported that the study had shown the positive benefits of the scheme and how they would revitalise the market as well as focus the uses of the public areas of 85 Gracechurch Street to create a destination. Mr Shaw stated that currently,

approximately 80% of the public passing through Leadenhall Market did not stop and did not spend money. 85 Gracechurch Street was the only immediately adjacent space that was physically linked to the market. This space would be very different in size, flexibility, feel and range of uses to the existing Leadenhall Market. Mr Shaw stated, that if successful, the applicant would continue to work with the City of London Property and Destination City teams in curating events and activities. There was also a formal partnership with the Museum of London to curate the unique Level 5 space. The day-to-day operation of this facility would be funded and provided by the building owners.

Kat Stobbs, Senior Development Manager, Museum of London, informed Members that she was attending on behalf of the Museum, in support of the proposed cultural officer at 85 Gracechurch Street. She advised Members that the Museum of London had partnered with the applicant to help curate the cultural offer at 85 Gracechurch Street including a significant space on Level 5 that would offer the opportunity to celebrate the historical significance of the site, which was once home to the Roman Forum, through the display of artifacts from the Museum's own collection as well as the use of virtual and augmented reality to allow visitors the opportunity to experience the site as it once was. Ms Stobbs stated that the benefits of such a partnership to the Museum's audiences and the wider public in both the short and the long term were exciting. The Museum was enthusiastic and supportive of the cultural offer and the positive contribution it would make to its immediate neighbourhood, the Museum's future home in West Smithfield and to the City of London as a whole.

Richard Ward, from DP9, the agent for the application, stated that the London Plan and the adopted and emerging City Plans sought to ensure that there was sufficient office space to meet future demand. Policy S1 in the draft City Plan sought to deliver 2 million square metres of new office floorspace in the period between 2016 and 2036. Mr Ward stated that the site was located within the adopted Eastern Cluster and the emerging City Cluster, where significant growth in office floorspace was required and the proposals were in accordance with this policy. The site was located at the heart of the designated Leadenhall Market principle shopping centre. Mr Ward stated that the existing building failed to make any meaningful contribution towards vitality or viability. However, the creation of new retail and cultural floorspace together with the creation of a new public route through the site would transform the Leadenhall Market principle shopping centre in accordance with policy. Mr Ward advised that the pedestrian experience would be further enhanced through the widening of the pavement adjacent to the site along Gracechurch Street. Mr Ward informed Members that the applicant welcomed the confirmation from Officers in their report, that the proposed scheme represented a highly sustainable approach to development that met or exceeded all GLA and City of London sustainability policy requirements. He advised that the development was targeting BREEAM excellence, would deliver a best-in-class urban greening design, had adopted circular economy and whole life carbon principles and was committed to a route to net zero carbon.

Members were informed by Mr Ward that the planning application submission included a comprehensive assessment of potential environmental impacts to

neighbouring properties, including residents. The applicant considered that compliance with the proposed planning conditions, the City of London's Code of Construction Practice and a detailed Construction Environmental Management Plan would ensure acceptable amenity levels. Mr Ward confirmed the applicant's agreement to the City's Reduced Impact Hours which restricted noisy works such as demolition piling to 10am-12pm and from 2pm-4pm Monday to Friday. These Reduced Impact Hours were put in place to give nearby occupiers at least four hours without noisy working from construction sites during the working day. Mr Ward stated that the proposed development would create up to 2,200 new jobs and would deliver over £10 million worth of Community Infrastructure Levy and Section 106 contributions. He added that the proposal represented a world-class addition to the City Cluster on the basis of its high-quality design, the significant range of public health benefits and the absence of any material harm to designated heritage assets. In addition, the proposed development complied with the development plan when considered as a whole.

The Chairman invited questions from Members of the Sub-Committee to the applicant team.

A Member asked if the applicant had secured air rights as the heritage walk oversailed many rooftops. The applicant stated that discussions had taken place with the City of London and TfL. There was an agreement in principle, and this would be documented if planning permission was granted.

A Member commented that the applicant had suggested there had been extensive engagement with residents, but the residents did not feel this was the case. He suggested that a good relationship could be built up by having monthly meetings and a hotline if things went wrong so that residents felt confident that disturbance would be minimised. He requested that the applicant improve engagement with residents. The applicant confirmed they would do this and would work closely with adjoining residents and positively involve them in the construction management plan process.

In response to a Member's question as to the estimated construction time, the applicant stated that it would be approximately 3.5 years.

The Chairman suggested that the Sub-Committee now move to any questions that they might have of Officers at this stage.

The Chairman asked how the applicant was complying with the Statement of Community Involvement, how they engaged in consultation and were engaging with the Whole Life Carbon Optioneering Planning Advice Note. Officers confirmed that they were satisfied that the applicant had carried out the obligations set in relation to the Statement of Community Involvement. In terms of Whole Life Carbon Optioneering, Officers were satisfied that the application was in broad compliance with the Planning Advice Note and stated that a rigorous and comprehensive approach had been taken.

A Member referred to the development at 120 Fleet Street which was a tall office building very close to residential flats where extensive measures had been put in place to monitor vibration and noise during demolition and

construction. He also referred to new piling methods which significantly reduced noise and dust. He asked Officers whether similar methods could be used on this development. An Officer stated that this would be a challenging build and the site was in close proximity to commercial and residential uses. The Officer confirmed that 120 Fleet Street was an example of where there was a construction site in close proximity to residents. As with that scheme, there were robust conditions and a scheme of protective works to be prepared for the demolition and the build. Officers would work closely with the appointed contractors and a Noise, Dust and Vibration Plan would be required.

Officers would also look at monitoring residential sites and other neighbouring buildings, there would be an extensive Officer presence and there would be a 24/7 noise phone number. Proactive work would also be undertaken around the site and there was an expectation that the applicant would be part of the Considerate Contractor Scheme. It would be expected that the scheme of protective works would be discussed with residents and Officers would meet with residents and the applicant.

A Member asked Officers to comment on the viability of using Gracechurch Street for construction traffic without the need for extended hours. An Officer stated that hours would be restricted to standard construction hours including quiet hours. Further restrictions on hours could be drawn up nearer the time, in order to protect residents. It was possible that some early evening extended hours might be required for some deliveries onto Gracechurch Street e.g. cranes, which could not be delivered during standard hours. Gracechurch Street was the only viable alternative to receive deliveries, particularly once the superstructure work began. Strict hours would be applied in terms of how deliveries were managed to and from the site. Officers would work in conjunction with TfL as this was part of the Strategic Road Network. Construction traffic would be managed and deliveries would be timed to minimise disruption and this would be conditioned within the Construction Logistics Plan. The developer would have to comply with these hours.

A Member asked for more details about the party wall and was advised that there could be further restrictions on party wall work to protect residents. An Officer stated that the party wall interfaced with the existing party wall to both the market and 1-4 Bulls Head Passage which would be to the height of the existing property so on 1-4 Bulls Head Passage there would be approximately four storeys. Details were required by condition for the interfacing with the party wall.

A Member asked Officers how long this area had been earmarked for a cluster of tall buildings and was advised that it had been earmarked for at least 15 years. It had been through various plans and had been included in the Draft Replacement Core Area as well as the Local Plan review.

A Member commented that there was partial compliance with the new whole life carbon assessment process and asked when applications would begin to fully comply. An Officer responded that as this was a guidance note, there was an element of discretion as to whether it was necessary to strictly comply with all the provisions. If compliance with the other elements of the guidance was

robust, third-party verification of the proposal might not be required in every application. The Member commented that a third-party view on this case would have been helpful to the Sub-Committee especially in relation to the optioneering. He also raised concern that third-party verification of proposals might not be undertaken with future proposals. An Officer stated that Officers had worked with the applicants on options and had discussed extensively the parts that could and could not be retained and that had been well-reflected in the whole lifecycle carbon assessment. The option study included detail about the existing structure and the opportunities and constraints of each option and Officers were satisfied that the study was rigorous and comprehensive.

A Member asked how bathroom ventilation would be achieved with the loss of bathroom windows. An Officer confirmed that there was a condition to secure details of ventilation and extraction arrangements for the existing windows on the party wall.

A Member commented that the applicants had stated that they were willing to continue liaising with the nearby residents and the residents had stated that they were not properly equipped to state their exact requirements of the liaison. He suggested imposing a condition to equip residents during the community liaison to mitigate the construction impacts on them. An Officer stated that compliance with the Code of Construction Practice would be required. This was a Category A site which meant there was an expectation of the highest levels of community consultation. A construction levy would be applied to this site to enable funding from the developer to the City to pay for Environmental Health Officers to be available to assist the residents with their concerns.

A Member requested that the applicants confirm that their intentions regarding CHP and standby generators were in accordance with best practice and guidance. An Officer stated that the back-up energy supply was secured through a condition on air quality. The Member stated that the words, "Encourage and advise" were used in the report in relation to CHP and changing this to "Required" would strengthen the wording and make it more specific. The Officer confirmed that Officers could address this by adding a condition.

A Member informed the meeting about a similar scheme where a hotel was built on a party wall next to a residential block. Acoustic measurements were taken to ensure that the noise from piling was not above a certain level, and these were shared with residents. On the couple of occasions they had exceeded the level, a message was sent to the supervisor and residents so they all knew the noise level had been exceeded and action would be taken to reduce the noise. This had helped to re-establish goodwill. An Officer stated that this could be included in the scheme of protective works.

A Member raised concern that the oversail was not mentioned in the report. She stated that the applicants had said they were content for a condition that work could not start until the air rights had been agreed and she asked that this be added. An Officer advised that this was a private civil matter rather than a material planning consideration and therefore this could not be conditioned.

A Member raised concern about the proposal being below the GLA whole life carbon benchmarks. An Officer stated that the GLA targets were benchmarks based on a small number of case studies. The GLA was now monitoring all schemes, and in particular the post completion results, to be able to create proper benchmark targets. The case studies did not include towers and these had much higher structural requirements so there was more embodied carbon. The benchmarks did not account for this or large infrastructure structures. The Officer stated that in this application, the whole life cycle carbon assessment came close to the standard benchmarks, which was positive for a tower of this size and with its structural requirements. In addition, the applicants were working through detailed design stages to optimise the structure further and the façade treatment was masonry which had an impact on the frequency of replacement and over time this would have a positive impact on the embodied carbon. The carbon benefits of larger developments would only be seen in the long term but should also be balanced against other factors such as climate resilience and wellbeing. The low intervention option had very high energy costs. The Member requested that a graph to show energy use be included in future reports. An Officer stated that, in the table in Paragraph 655 of the Officer report, there was a row entitled 'Operational Energy'. This showed carbon emissions of the options considered.

A Member asked how the planning application would be affected if there were Basilica findings in the basement. An Officer advised that there was a condition which meant that final details of the basement designs and the piling arrangements would need to be submitted and approved in writing. In addition, Historic England's archaeology service would have the opportunity to help shape the way that any remains which were found were treated, stabilised, conserved, displayed and interpreted.

A Member asked whether the City should be building tall towers as they contained so much embodied carbon. An Officer stated that three quarters of floorspace requirements came in the City Cluster as there were heritage constraints elsewhere. Towers were necessary to maintain an international standing.

A Member asked how many people would benefit from the Heritage Garden. An Officer advised that a visitor management plan would give a better idea of the numbers and how the facility would be managed.

A Member asked how many residential landlords were adjacent to the site and would be affected during the construction period. An Officer stated that four had presented objections and, although it was not possible to give an exact number, there were very few residential units in this area.

A Member asked how much of the pavement space on Gracechurch Street was being widened and the impact on pedestrian flows and pedestrian comfort levels along Gracechurch Street. An Officer stated that the proposal sought to introduce footway widening from the northernmost point of the site to a point approximately 40 metres to the south to tie in with existing footway widening that had been carried out by TfL. The proposed widening would widen the

footway by between 4.6metres and 5.5metres. Currently the footways were rated for pedestrian comfort levels under TfL guidance as between B- and C-. The widening would result in a rating of B+ which was the recommended rating for footways in the City. There would be two small pinch points where there would be a B rating and a C rating where the building line could not be changed. Officers were satisfied that the footway had been widened as far as was possible whilst maintaining two-way bus traffic which was a condition from TfL. As TfL was the Highway Authority, they would be working with the applicant to agree the final design details but had agreed in principle that the proposals were satisfactory.

A Member asked how this space would complement the Leadenhall Market space and how proportionality the space would fit into the Leadenhall Market space as a whole. An Officer stated that the proposed hall was a much larger space than any one unit or place within the market so it offered a capacity for events and other forms of activity which the market could not accommodate. This meant there was a sympathetic relationship with the existing listed market building and equally the market could provide a type of space which the public hall could not as the two spaces were very different in design and would complement each other.

A Member queried the reference in the Officer report which stated that as the proposal was in a conservation area, it was deemed inappropriate for tall buildings under current and emerging policy. The Member also highlighted the concerns of Historic England. In addition, she asked whether residential use had been granted for the adjoining building as it was believed tall buildings would not be developed in the area. An Officer stated that residential use was not granted for the adjoining building because it was in a conservation area. He also stated that the current policies were worded in a binary way and suggested that any tall building within a conservation area would be refused. However, harm to the conservation area would have to be found and in this case no harm had been found. Officers had found that the proposal protected and enhanced the conservation area.

A Member asked about the measures that would be put in place during the 3-4 year construction phase to mitigate the impacts on the mental health, wellbeing and safety of residents. An Officer stated that mitigation of noise, dust and vibration would take place. The length of exposure, vibration, noise levels and construction methods would all be considered, and quieter, cleaner and greener alternatives would be suggested where appropriate.

A Member suggested that rather than response received from the Department of Digital, Cultural, Media and Sport, UNESCO and the International Council on Monuments and Sites (ICOMOS) being considered by the Planning Director under delegated authority, the final decision should be made by the Sub-Committee once these responses had been received. An Officer stated that the responses being considered under delegated authority followed standard procedure. If matters were raised in response which had not been raised at the Sub-Committee, this could be brought back to the Sub-Committee, following standard procedure.

In response to an earlier question, a Member stated that there were four flats in Bull's Head Passage and a cluster of other residents towards St Michael's Church, Cornhill.

Seeing no further questions of Officers, the Chairman asked that Members now move to debate the application.

A Member stated that he was impressed with the cultural offer, sustainability credentials and how the proposal would enliven Leadenhall Market. He stated that Officers should be praised for their engagement.

MOTION - A Motion was put and seconded that the applicants were to fund professionals to equip the residents with the knowledge to go to the community liaison prepared.

The Motion was put and passed unanimously with 16 votes.

A Member commented that the complexities of the build were reflected in the proposed construction being expected to last at least three years. Although it was a complex scheme, it fitted with policies and therefore should be proposed.

A Member commented that the proposal would have a positive impact on Leadenhall Market and would transform the building next door.

A Member commended the thoroughness of the application and stated that it fitted within the context of other approved high-rise buildings in the area. He stated that there would be a positive impact of a public hall and public space and commented that currently many of the difficulties with Leadenhall Market related to access as it was surrounded by office space. The public hall, the public space and the new access from Gracechurch Street would have a beneficial effect and would make the new building part of a destination. In addition, the Member stated that the Sub-Committee would need to take a view on the residents' objections and the impact on them during the construction phase. Officers had outlined how the condition process could reduce the impact and a number of Members had outlined experience of collaborative working between developers and residents. The Member stated that the motion which had been passed would further reduce the impact.

A Member commented on the importance of putting strong safeguards in place for the residents. He commented that the application would have a positive impact on the Victorian Grade One and Grade Two* listed buildings in Leadenhall Market and that the new public hall and improved pedestrian permeability would enable the market to flourish commercially. He added that this would result in more people enjoying the market buildings. He considered that the new main entrance on Gracechurch Street would preserve and enhance the façade and the street level view of the market and visitors and nearby workers would be encouraged to dwell rather than just walk through. The Member commented that the support of the EC Business Improvement District and the Leadenhall Market tenants showed that local stakeholders who

knew the area and the market, agreed with the proposal. He also stated that the garden and cultural space on the fifth floor were additional benefits which reinforced the positive impacts of the application.

A Member commented that some people had raised concern about the historical impacts of the proposal and that these had been discounted due to the public benefits to Leadenhall Market. She raised concerns about the impact on the Bank Conservation Area and stated that she considered that the scheme was in the wrong location. She suggested that it was with the City of London Corporation's gift as the owner of Leadenhall Market to make it a successful place. She stated that she was in favour of the public hall and the lower floor but was concerned about the impacts of the height of the scheme. The Member added that office space was being proposed in an area that policy stated was not appropriate for tall buildings when recently other uses had been granted in areas that required office space. She stated that the Local Plan and policies should be aligned and used to enhance the City and its heritage.

A Member stated that he was in favour of the cultural aspects of the proposal and that his only concern was disruption to residents over the 3 ½ year construction period. He was reassured that that developers had explained how they would minimise the disruption. He also stated that there would be benefits for future generations.

The Chair summed up the points made. He stated that there were clear policies in place on the suitability for office, residential and other uses so there were no policy questions on the use of this particular redevelopment. He stated that this area in Langbourn Ward would benefit from the activation on the lower floors of the building. In addition, the development would help fulfil the City's Destination City strategies by drawing in education through work with the Museum of London and cultural and heritage aspects through the archaeological works. It would also satisfy many overarching City policies. He stated that there was clear demand for more high-quality workspace in the square mile and the whole life carbon auctioneering and the sustainability aspects balanced out in the overall scheme.

Having fully debated the application, the Committee proceeded to vote on the recommendations before them.

Votes were cast as follows: IN FAVOUR – 15 Votes
OPPOSED – 1 Vote
There were no abstentions.

The recommendations were therefore carried.

Deputy Fredericks requested that her vote against the recommendations be recorded.

Alderman Masojada and Deputy Pollard had not been in attendance for the whole discussion on this item and therefore were not present for the vote.

RESOLVED -

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 application be referred to the Mayor of London 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) The application being referred to the Secretary of State pursuant to the Town and Country Planning (Consultation) Direction 2021 and the application not being called in under section 77 of the Town and Country Planning Act 1990;
2. That the Department for Digital, Culture, Media & Sport (DCMS) be notified of the application and advised that the City Corporation intends to grant planning permission and that the Planning and Development Director be given delegated authority to consider any response received from DCMS, UNESCO or ICOMOS.
3. That Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 of the Town and Country Planning Act 1990 and any necessary agreement under 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; and;
4. That Officers be authorised to provide the information required by regulations 29 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and to inform the public and the Secretary of State as required by regulation 30 of those regulations.
5. *** VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT**
The Sub-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.

6. *** 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 applications received by the Department of the Built Environment since the report to the last meeting.

RESOLVED – That the report be noted.

7. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

Bury House - A Member asked if an application had been submitted for Bury House. An Officer stated that no application had yet been submitted and it was understood that the developers were undertaking public engagement in advance of submitting an application. The Officers stated that Members would be informed once an application was submitted.

8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
Site Visits and Planning Applications Sub-Committee Meeting Cancellation

The Chairman advised that Members would be attending a site visit to the Lloyds of London Building. He also advised that Planning Applications Sub-Committee scheduled for 20 April would be cancelled and it was likely that site visits would be arranged on that day to the Roman Wall remains at 35 Vine Street and also 8 Bishopsgate.

Bhakti Depala, Head of Planning Delivery – One of Planner Magazine’s Women of Influence 2023

The Chairman reported that Bhakti Depala, Head of Planning Delivery, had been selected by the Planner Magazine as one of its Women of Influence for 2023. He informed Members that judges said Bhakti was “an inspiration to all she works with” and acted as “the vital strategic link” between City Corporation officers, developers, politicians and others, working on major high-profile developments. They also referenced her Hindi-language video championing Planning, which is the most popular on the City Corporation’s YouTube channel, and her work on streamlining and innovating how the team works. They concluded, Bhakti “goes above and beyond to support, mentor and develop team members” and “exudes infectious positivity, enthusiasm and dynamism.” On behalf of the Sub-Committee, the Chairman congratulated Bhakti.

The meeting ended at 12.20 pm

Chairman

Contact Officer: Zoe Lewis
zoe.lewis@cityoflondon.gov.uk

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Agenda Item 4

Committee:	Date:
Planning Application Sub-Committee	27 June 2023
Subject: Barbican Estate London EC2Y 8EN Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).	Public
Ward: Cripplegate	For Decision
Registered No: 22/01178/FULL	Registered on: 5 December 2022
Conservation Area: Barbican And Golden Lane	Listed Building: Grade II

Summary

Planning permission and listed building consent is sought for Phase 2 of the Barbican Podium works incorporating the installation of new waterproofing and drainage infrastructure. The works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping; the demolition of existing link building between Ben Jonson House and Frobisher Crescent; alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal; installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

The primary aim of the proposal is to address water ingress from the Podium affecting structural elements and interior spaces beneath, due to the deterioration of the original waterproofing membrane beneath the tiling on the podium and the blockage of some parts of the drainage system. To safeguard the future of this part of the Podium, a complete refurbishment is required comprising removal of the build-up layers, the original waterproofing and screeds surfaces to ensure that the proposed waterproofing has integrity. As a result, the removal and replacement of existing hard and soft landscaping is required to facilitate the works.

Consideration has been given to the issues faced during the Phase 1 works, which have been subject to professional investigation. In this phase, the original waterproofing and screeds below it were retained thereby not exposing the deck. The Phase 2 proposals subject to this application, have learned from these failings, and the complete replacement of the podium build-up layers is proposed to help ensure that the proposed waterproofing has integrity, to secure a successful outcome for this phase.

As a result of the requirement to replace the hard and soft landscaping on this part of the Podium, the project affords the opportunity to increase the existing greening and soft landscaping to meet current biodiversity and climate action targets expressed in the City of London's Climate Action Strategy 2020-2027. The works also enable the enhancement of the amenity value of the Podium for users of the space, incorporating more and better seating, informal play trails and exercise equipment, upgrading the existing lighting provision and a public art strategy. The proposals have been developed to align with Destination City aspirations and the adopted Global City of Sport Strategy.

In addition, the reinstatement works would add insulation to improve the environmental performance and energy efficiency of the spaces below, addressing current and future energy concerns.

The site is located within the Barbican and Golden Lane Estates Conservation Area and is a Grade II Listed Building. The Barbican Estate is a Grade II* Registered Historic Park and Garden.

A total of 25 representations have been received across two rounds of consultations, including 19 objecting to and 4 commenting on the planning application. A further 9 objections were made to the listed building consent application. The grounds of objection relate primarily to impact from noise from play and exercise areas; noise during construction; antisocial behaviour; and concerns about the success of the scheme. The objections are summarised in a table in the body of the report in respect of the various issues raised. 3 representations have been received in support of the proposals.

The proposals have been subject to revisions to the proposed layout including reduction in amenity grass areas and play areas, following the comments received during the first round of consultation. Exercise equipment has been installed in two locations to respond to the City's now adopted Global City of Sport Strategy.

The scheme would deliver an enhanced public realm, with a repaired and reimagined public space that is more inclusive and user friendly that is responsive to the needs of the City's residents, workers and visitors. Careful interventions including the removal of steps, introduction of a greater variety of seating and new play and exercise spaces would ensure the proposals accommodate a variety of different groups within the area. The space would remain free to use for all users.

Although the proposal requires the removal of the existing landscape across the site and the habitat features therein, technical assessments have identified that existing features are of limited ecological value. The proposed landscaping would deliver an increase of 1,939m² of new planting and a more diverse planting palette and habitats that are better suited to site conditions. The proposal would deliver a significant increase in trees, biodiversity and ecological value and is considered to accord with the Development Plan policies. The proposal is likely to result in a biodiversity net gain of 234.71% compared with baseline conditions.

The public space would achieve overarching compliance with the Mayor's 'Public London Charter', 'Expanding London's Public Realm: Design Guide' and 'Play and Informal Recreation SPD' and the City's Public Realm SPD and associated Technical Guidance. The proposals encourage pedestrian movement, active travel and support health and wellbeing.

Officers have concluded that the proposals including the removal of the link building and adoption of a universal palette of materials across the landscaping would enhance the significance of the Barbican Registered Historic Park and Garden (II*), the Barbican Estate (II) and Barbican and Golden Lane Conservation Area. The proposals are considered to result in a moderate - modest heritage benefit respectively.

The other aspects of the proposals including the replacement of waterproof membrane, hard and soft landscaping, public art, informal play and exercise trail as well as minor alterations to the listed building to facilitate the works are considered to preserve the special architectural and historic significance of the Barbican Estate (II) building as well as the character and appearance of the Barbican and Golden Lane Conservation Area and significance of the Registered Historic Park and Garden

Consideration has been given to the microclimate conditions as a result of the proposed development including wind and thermal comfort and it is deemed that there would be no adverse impacts resulting from the proposed works.

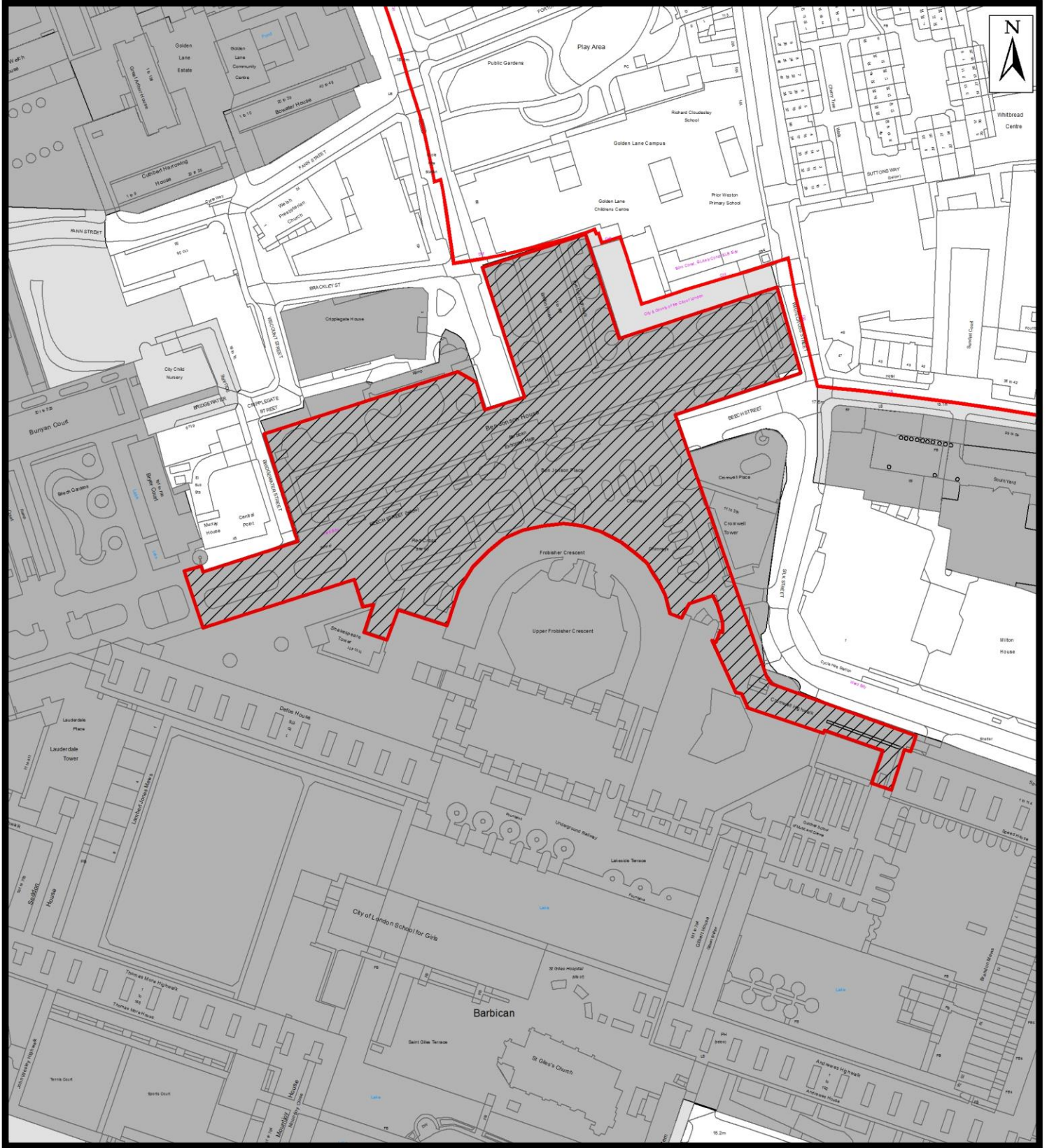
It is considered that the proposed development would not detrimentally impact on amenity of surrounding properties or residential dwellings in respect of noise and disturbance. Environmental Health Officers have reviewed the proposals and are satisfied that there would not be adverse impacts caused, as well as the City of London Police who have reviewed the proposed works and raised no objections.

It is the view of officers that the proposal complies with the development plan when considered as a whole and that Planning Permission and Listed Building Consent should be granted as set out in the recommendation and the schedules attached.

Recommendation

That Planning Permission and Listed Building Consent be granted for the above proposals in accordance with the details set out in the attached schedule.




Site Location Plan



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ADDRESS:
Barbican Podium

CASE No.
22/01178/FULL

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



ENVIRONMENT DEPARTMENT

Main Report



Image 1: Podium looking east, including John Ravera Dolphin Sculpture



Image 2: Podium looking westward towards the existing Link Building



Image 3: The northern side of the Podium, showing pooling in rainfall events.



Image 4: Existing tiles have become degraded due to the water pooling.



Image 5: The eastern end of the site looking towards the Conservatory.



Image 6: Existing tiled benches and street furniture on the Podium, with the mismatched tiles found across the space as a result of ad-hoc works.

Site

1. The Site is located within the Barbican Estate. The Site occupies an area of 1.83 hectares across the Barbican Podium, which extends above Beech Street Tunnel and adjacent areas.
2. The Site is bound by Cripplegate Street and Whitecross Street to the North, Silk Street and Cromwell Tower to the East, Frobisher Crescent and the Barbican Conservatory to the South and Beech Gardens to the West. The site includes Ben Jonson House, which runs east to west for 185m across the podium and is elevated on a series of concrete pillars with walkways beneath, and Breton House, which is found to the North of the Site.
3. The Barbican Estate was designed by the architectural firm Chamberlin Powell and Bon (CPB) and constructed between 1962 and 1982. The Estate covers an area of approximately 14 hectares and comprises a range of uses that includes residential buildings, containing flats, maisonettes and terraced housing, an arts centre and exhibition spaces, school and the Guildhall School of Music and Drama.
4. The Site is publicly accessible via staircases, ramps and lifts located around the perimeter, notably at Beech Street/ Whitecross Street, Cripplegate Street and Silk Street. Direct access is provided between the Podium and Barbican London Underground Station to the west. The Site, and the wider Podium, provides a network of pedestrian only elevated walkways connecting the residential towers, terraces and the Barbican Centre, but also an important piece of circulatory public realm at the heart of the City.
5. A Link Building is located in the centre of the Site. It runs perpendicular to Ben Jonson House and effectively separates this part of the podium into two distinct areas. It was used to provide a sheltered space for queues entering the Barbican exhibition halls, however, in its current condition it is used as storage rather than as an official entrance to the exhibition halls. The Link Building is a modern addition to the podium rather than an original feature.
6. The whole of the Barbican Estate is designated as a Grade II listed building and is a registered Grade II* Registered Historic Park and Garden. The Site is located within the Barbican and Golden Lane Conservation Area.

Planning history

7. 12/00617/LBC Beech Gardens & John Trundle Highwalk: Removal of existing hard landscaping and paving and installation of new hard landscaping and paving to match existing finishes. DECISION MADE BY THE SECRETARY OF STATE approved 28/02/2013
8. 13/01000/LDC Beech Gardens & John Trundle Highwalk : Details of paving tiles pursuant to condition 3 (a) of listed building consent dated 20 May 2013 (12/00617/LBC). approved 7/11/2013
9. The above represent Phase 1 of the Barbican Podium planting and drainage scheme which has now been implemented.

Proposal

11. The City of London Corporation's Department of Community and Children's Services (CCS), as the 'Applicant', have been working towards upgrading the Podium to deliver essential maintenance and replacement of essential parts of the drainage and waterproofing infrastructure beneath.
12. The proposed works follow the completion of the Phase 1 works at Beech Gardens, immediately west of the site, in 2015. Phase 1 of the project was reviewed by CCS and lessons learned have been incorporated into this application which forms the next stage of the resurfacing and waterproofing works.
13. The Phase 2 works are considered necessary due to water ingress from the Podium affecting structural elements and interior spaces beneath. As a result, the drainage and waterproofing membranes need to be repaired and elements of the podium need to be re-surfaced which will require the existing hard and soft landscaping to be replaced. As such, this project presents an opportunity to increase the existing greening and landscaping on the Podium in order to meet current biodiversity and climate action targets expressed in the City of London's Climate Action Strategy 2020-2027. The works also seek to improve the amenity value of the Podium for users of the space, incorporating more and better seating, informal play trails, informal exercise equipment, upgrading the existing lighting provision and a public art strategy.
14. The waterproofing and drainage works will comprise the installation of a new waterproofing membrane across the site and the repair and replacement of blocked drains and down pipes, and the reinstatement of a new tiled hard surface.
15. The hard and soft landscaping works will comprise new hard and soft landscaping layout, raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise equipment.
16. The proposal also seeks the demolition of the existing link extension between Frobisher Crescent and Ben Jonson House and a new entrance portal to the entrance of the Exhibition Hall.
17. The Applicant is the City of London, and a Handling Note has been prepared in accordance with the Handling Arrangements Procedure. This sets out how the City Corporation will ensure that the City Corporation's functions as local planning authority will be separated from its role as applicant and developer.

Consultation

18. The Applicants have submitted a Statement of Community Involvement outlining their pre-application engagement with stakeholders. Prior to the application being submitted the applicant has undertaken extensive consultation with key decision-making authorities, key stakeholders and local community (including nearby residents).
19. Following receipt of the application the application has been advertised and consulted on. 2774 nearby residents were included in the consultations. Copies of relevant letters and emails received are appended to this main report.
20. An additional consultation took place on the 30th May 2023 to consult on amendments received in relation to the proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations.

21. Views of other City of London Corporation departments have been considered in the preparation of this scheme and some detailed matters are addressed by the proposed conditions.
22. A summary of the consultation external responses is provided in the table below and responses are available to view on the public website and are listed in the background papers list at the end of this report.
23. The Conservation Area Advisory Committee have reviewed this application and made no objection to the proposal.

Consultee	Summary of comments	Response
Historic England	No Comments.	
The Garden Trust	<p>Support demolition of link building as will reinstate the view of the Podium as envisioned, in the 1960s design concept. Support new seating, increased shrub and tree planting, increase in biodiversity, considered lighting and continuation of the Ketley tiles for the hard landscaping of Phase 1 and request Historic England comment of tile colour.</p> <p>Garden stakeholders' feedback supported replacing the degraded timber planters with concrete as per the original designs - the new planters in blackened steel will enable later additions to be recognized – but we would prefer to see a choice closer to the original designs.</p> <p>The dispersal of 6 x timber play elements within the central portion of the new landscaping, and the conscious introduction of children's play into the new designs is welcomed. However, we believe these could be introduced in a bespoke more discreet and naturalistic way interspersed within the gardens in keeping with the Barbican as a public garden space rather than as a dedicated play area.</p>	A condition requires final materials of the communal planters
Twentieth Century Society	No comment	
LB Islington	No comment	
Lead Local Flood Authority	No comments to make as outside of statutory consultation	
Environmental Health	No objection, subject to the inclusion of conditions.	
Air quality officer	No objection, subject to the inclusion of conditions.	

<p>City of London Police</p>	<p>Most Anti Social Behaviour complaints are about noise resulting from parkour, skateboarding and people making music. I would point out that there are very few crimes in the Barbican Estate and those are not linked to that area of the estate.</p> <p>At present not many residents use the seating areas on the podium and this may well be one of the reasons youths from other areas visit as they have the place to themselves in addition to feeling safe away from other areas in London that may be dangerous. I believe the addition of a more attractive area with greenery; child friendly areas and exercise equipment would lead to an increase of use by residents. This may well deter youths using the area.</p>	<p>Addressed in report</p>
<p>City of London Sports Engagement Manager</p>	<p>Broadly happy with the proposed sport facilities envisaged for this area on the podium. Given the restrictions around the floor membrane etc I think this is the best we could hope for in relation to fitness equipment. It would be good to work with your team as construction begins on the site to explore options around the proposed equipment to be used so that hopefully it can align with plans elsewhere as part of the Urban Sport Trail concept which will form part of the recently agreed Square Mile Sport Strategy – A Global City of Sport (2023-2030).</p>	<p>Addressed in report</p>
<p>Frobisher House Group</p>	<p>The response by the Frobisher House Group, a Registered Tenants’ Association, to the Barbican Podium Phase 2 planning application (22/01179/LBC) is as follows: DIFFICULT TO UNDERSTAND With 100 plus documents to read and digest the detail of the application is difficult to understand. A summary with an appropriate plan showing the detail would have been more helpful. SPECIFIC ISSUES Frobisher Crescent comprises three floors of flats (69 in total) and is an integral part of the Barbican Arts Centre sitting on the northern boundary with the City’s Highwalk managed podium, the subject of this application. While generally supporting it, we highlight some specific issues. 1. We are disappointed that the waterproofing of the podium does not extend to the Sculpture Court. This is the roof of the Arts Centre and we understand</p>	<p>Addressed in report</p>

	<p>leaks like the rest of the podium through lack of maintenance over the past 40/50 years.</p> <p>2. At various consultations we were advised that two activity areas had been identified on the north side of Frobisher Crescent. It is unclear as to what was envisaged and in the application no detail seems to have been given. We would hope that Planning would rule that if the City goes ahead with activity areas that adequate supervision and management was provided.</p> <p>3. No consideration seems to have been given to the anti social behaviour impacts of the proposed plans. The podium has been used for skate boarding, cycling, parkour and rowdy behaviour. There should be a condition that the Applicant is required to satisfy the planning authorities that appropriate measures are put in place.</p> <p>4. The documents supporting the application fail to recognise there are two Frobisher Crescent stair wells (with lifts) giving access to the Arts Centre via the Sculpture Court. These are public accessible and pose potential security risks. There has already been one suicide with someone throwing themselves off the 9th floor. No consideration appears to have been given to this public access.</p> <p>5. Whilst we recognise this is not a planning matter, the City has an appalling record on maintaining its buildings and related infrastructure. This is well illustrated by the consultants discovering that out of 109 downpipes on the podium 106 were blocked. The City needs to give a commitment that adequate funding will be made available for maintenance of the landscape and infrastructure.</p> <p>6. The application needs to be conditioned to ensure proper and adequate consultation is undertaken during the construction and delivery phases of this important project.</p>	
<p>Ben Jonson House Group</p>	<p>We OBJECT to the proposals in both Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC on the following grounds:</p> <p>1. We are concerned at the number of benches for people to sit that are proposed under the windows to the north side of Ben Jonson House (where there are many bedrooms) which will potentially cause noise, disturbance and affect residents' sleep. In your Newsletter no 2 to residents dated October 2021 in response to concerns expressed about seating placed by residents' windows, you stated that you had designed seating in the central part of</p>	<p>Addressed in report</p>

	<p>the Podium. However, there is far more seating than currently existing under the north facing windows. We had understood that the Podium Committee was taking this into account so we are very concerned that they are still in the proposals. 2. We are also concerned at the amount of amenity grass on the north side of Ben Jonson House (both west and east ends) which will also encourage noise, disturbance and, further, defecation by dogs and sexual activity as has been experienced by residents near the existing pieces of amenity grass. This can make life for residents intolerable. We are surprised at the increase in amenity grass in light of the Podium Committee's expressed desire to reduce antisocial behaviour and think it should be reduced significantly. 3. We are also very concerned at the proposed play areas in front of Ben Jonson House - at both ends of the building. We think that such play areas so near to residential premises will cause serious disturbance and are entirely inappropriate. Existing play areas near Seddon House are causing a great deal of disturbance. 4. The proposed new planting which we had understood was supposed to be low maintenance looks as though it will be high maintenance. We are therefore concerned that there needs to be an ongoing programme to look after the planting as if there isn't one, it will very soon look neglected. For these reasons we are OBJECTING to your proposals.</p>	
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24. Nearby residents were consulted, and 19 letters of objection, 3 letters of support and 4 letters of comment have been received from the public in relation to the full planning application 22/01178/FULL. 9 Letters of objection have been received in relation to the Listen Building Consent 22/01179/LBC. The letters raising objections are summarised in the table below.

Issues	Number of objections relating to this issue	Paragraph of report where issues are addressed
Noise and/or anti social behaviour associated with proposed play and exercise areas.	18	70-77, 173-179
Antisocial Behaviour (skateboarding, parkour, exercise, and crime).	10	173-179

Phase 1 was not successful so Phase 2 should not be started.	1	12
Amenity Grass Areas should be removed from proposal.	6	65, 173-179
New entrance to Exhibition Hall will cause queuing crowds and noise.	1	55-58,
Number of benches and proximity to residential flats.	7	60, 63-64, 130, 158-159
Use of Dolphin fountain as paddling pool, fountains should be removed.	4	173-179
Noise from construction phases and associated works/storage of materials.	1	134-138, 178
Type of trees and planting not appropriate for location and lacks variety.	1	61-62, 146-154
Cycle repression measures should be included.	1	173-179
Not enough done to prevent skateboarding, parkour or cycling.	3	173-179
Opening up of the Podium by removing link building will encourage dangerous cycling/skateboarding.	1	55-58, 173-179
Trees will reduce light into flats.	1	155

25. Letters of support are summarised below:

comments	Number of representations supporting
Community planters a great idea.	1
Support the works to the podium.	3
Good to have further play spaces for children and young people.	1
Removal of Link Building.	3
Reduction in the amount of amenity grass	1

Policy Context

26. 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.
27. 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.
28. 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.
29. 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.
30. The Corporation recently adopted the 'Preventing Suicide in High Rise Buildings and Structures' Planning Advice Note (2022) which requires safety measures to be considered and incorporated where necessary.

Considerations

Relevant Statutory Duties

31. 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).
32. 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).
33. In considering whether to grant planning permission for development within a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (S.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990. When considering the impact of proposed development on a conservation area it is the entirety of the proposal which is in issue.
34. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant listed building consent for any works the local planning authority shall 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.

National Planning Policy Framework (NPPF 2021)

35. 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”.
36. It states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social and environmental.
37. 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:
 - 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
 - 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.
38. Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);
 - 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
 - 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).
39. 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.”
40. 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.”
41. 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.

42. 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.
43. 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.
44. 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. Paragraph 197 of the NPPF advises, "In determining applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness."
45. 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."
46. 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:
 - grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - 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."
47. 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.

48. 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

49. 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.
50. 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); and
 - Any other material considerations.
51. Having regard for the above, the site-specific land use issues in considering this application are:
- Urban Design and Public Realm;
 - Built heritage;
 - Biodiversity and trees;
 - Access and Inclusive Design;
 - Transportation and highway;
 - Environmental sustainability;
 - Microclimate;
 - Amenity, noise and disturbance;
 - Public Sector Equalities Duty;
 - Human Rights Act 1998;

Urban Design and Public Realm

52. The waterproofing Phase 2 project is necessary due to the deterioration of the original membrane beneath the tiling on the podium and the blockage of some parts of the drainage system. This will secure its future for residents, workers and visitors as a free to roam public space in accordance with the Mayor of London’s Public London Charter.
53. Phase 2 has evolved through the pre-application process and the initial waterproofing and like for like replacement of materials and layout has become a more ambitious design led resurfacing and relandscaping project. The proposals have become more holistic and would deliver public realm designed to appeal to a wider demographic of user. The proposals have also developed to align with the City of London Climate Action Plan, Destination City and the adopted Global City of Sport Strategy. The public realm would continue as an uninhibited free to roam public space in accordance with the Mayor’s Public London Charter.

54. Early consultation with Historic England and stakeholders has also steered the layout and refined proposals with particular attention to: building on lessons learnt from Phase 1 for the waterproofing infrastructure; reintroducing and maintaining a clear east/west main vista; embedding geometric shapes to beds; and balancing quieter and discrete active areas.
55. The proposed removal of the existing later yellow entry pavilion to the Barbican Exhibition Halls which truncates the existing Beech Gardens would re-open the east-west route across the Podium. This would re-establish the original CPB design intention for a clear and legible route through the northern axis of the Barbican Estate increasing activity and permeability through the space, helping contribute to a high-quality public realm. The reopening of this vista would provide excellent sightlines from Aldersgate Street to Silk Street which would be more pedestrian-focused, improving navigation and legibility through the Barbican Estate.
56. Public access to the Exhibition Hall at podium level would be maintained under Ben Johnson House via a new well-designed and legible portal entrance. This approach would reduce the amount of unutilised and inactive blank wall frontages within the space whilst retaining the active frontage provided by the entrance itself. The cladding and doors would match the materiality and appearance of modern interventions to the Barbican Arts Centre such as the Cinema and Silk Street Entrance and further details are required as a condition.
57. Removal of this link would also facilitate an opportunity to remodel existing levels across the raised Phase 2 Podium area to deliver a largely step free access with the removal of the steps presently found around the Exhibition Halls Link Building.
58. The removal of the link building and creation of a new well-designed entrance would support a more welcoming and inclusive space for all users in accordance with Policy D8 of the London Plan (2021), Policies CS10, DM10.1, DM10.8 of the Local Plan and Policy S8 of the Emerging Local Plan.
59. The remodelled public realm would accommodate various character areas within the space, through a significant increase in the amenity value supporting the wellbeing of users. The design would maintain its character as a primarily paved public urban garden but would integrate: increased planting; opportunities for incidental recreation through the provision of discrete play and exercise equipment; and the delivery of spaces and seating for relaxing and socialising. In addition, there is a focus on biodiversity and sustainability enhancements through careful selection of planting to increase habitat diversity, water attenuation and addressing climate resilience. These factors underpin the City's Climate Action Plan and are central to the landscape redesign.
60. The proposed spatial layout has been guided by existing desire line through the podium. The seating has been positioned to optimise microclimate opportunities. Seating has been located in areas which have a good thermal comfort all year round. The form and placement of planters responds to the original design and retains the curved upstands and lozengier forms of soft landscaped areas, whilst still ensuring generous amounts of circulation spaces for pedestrian movement. The spatial arrangement and hierarchy of the space incorporates three squares into the space along the central axis formed around the artworks, play spaces and entrance to the Exhibition Halls which would be complemented by more relaxed, quiet spaces in other locations to provide areas of calm and respite.
61. The soft landscaping is fundamental to the scheme and has been led by the aspiration to retain long distance east-west views along the central axis and the structural

constraints over the Beech Street tunnel. The look and feel of the award-winning proposals for Phase 1 would be continued into this Phase 2 and again designed by Nigel Dunnett. As a result, a woodland edge approach has been developed with “grasslands” at the centre of the podium building up to “woodland borders” on the northern and southern edges. The planting strategy has been developed into three-character zones, with different variations in planting to respond to microclimatic conditions in different locations on the Podium. Consideration has been given to biodiversity through the creation of different layers of habitats giving the best chance for plants to thrive and form an ecosystem. In addition, consideration of the changing climate has also been made within the design with the inclusion of drought resistant planting and water attenuation systems under the planted areas to improve drainage capacity in heavy rainfall events. As far as possible the landscaping is considered deliverable based on a knowledge of the site constraints and final planting details are required as a condition.

62. The inclusion of mature trees, woody shrubs and grassland understorey habitats also maximises the potential to improve air quality within the space as well as reducing the urban heat island effect and providing other tangible benefits such as providing shade for users within the summer months. Furthermore, community planters are proposed to the north of the site which would enhance opportunities for human interaction within the space and enable further appropriation by different users in line with The Mayor of London’s Expanding London’s Public Realm Design Guidance.
63. A variety in seating types provided in the space, would allow for a greater diversity of users to experience the podium space than at present including those with reduced mobility to access chairs rather than benches. The inclusion of the amphitheatre seating around a water feature provides a key focal point to encourage social interaction and cohesion between users. The repair and retention of tiled bench designs would be in-keeping with the characteristics of original landscape design. Following comments made during the planning application consultation, amendments have been made to the seating layout arrangement, however, the amount of seating remains the same as originally proposed with 41 seats – an increase of 7.
64. The locations of seating have been informed by an inclusive design audit and need to provide areas for rest at regular intervals. Seating is heavily focused along the central vista and a wider variety of seating is proposed including an increase in the number of individual chairs. In the area north of Ben Jonson House, very limited seating is proposed to allow rest at the top of the ramp and opposite the community planters and the relocated water feature. The new seating includes wooden chairs and benches with backrests, wood benches without backrests as well as tiled blocks in a combination of layouts.
65. Following concerns raised by some residents around the noise and potential for public gatherings on the small lawn areas north of Ben Jonson House, amenity grass has been omitted from the design in this area and replaced by low level biodiversity planting. As with the remaining grass lawn areas, the low-level planting will help maintain openness and views to key destination points, helping the public realm feel safer. Amenity lawns in other areas, have been retained in the design to ensure a variety of amenity function is provided for residents and visitors. This offers a broader connection to this green space such as the potential for low key activities such as small picnics, relaxing in the sunshine or to partake in solo activities such as outdoor yoga. With consideration to the above-mentioned changes, the planted areas of the podium will total 4,750sq m – a

significant increase from the present 2,811sq m – whilst there will be a 234.71% increase in Biodiversity Net Gain and nearly a 70% increase in soft landscaping.

66. The upgrading of this part of the Podium would encourage walking and exercise and more active travel as the areas would be more accessible and welcoming. The area is supported by a good level of pedestrian accessibility in close proximity to a range of public transport connections in line with Healthy Streets aspirations in accordance with Policies T1 and T2 of the London Plan (2021); Policies CS10, DM10.4, DM10.8 of the Local Plan and Policies S8, DE2, DE3, S10 and AT1 of the Emerging Local Plan.
67. A lighting strategy has been submitted which sets out how the lighting has been developed to align with the landscape proposals to improve legibility, access and safety across the Podium in accordance with relevant design standards as well as having regard for amenity and wildlife. The lighting will be subtly integrated around the perimeter of planters whilst concealed linear parapet lighting found in other parts of the estate would be implemented into the space. Globe luminaires will continue to form the main lighting for the central vista, mirroring the original design intention for the estates lighting and retaining this distinctive design feature. The lighting strategy has been developed with regard to the City of London Lighting SPD and the spatial considerations of the Lighting Strategy. The final details of the lighting would be a reserved matter as a condition.
68. An initial signage and wayfinding strategy has been developed in order to promote the public space, and this will be further developed in coordination with other stakeholders including Barbican Association, the Barbican Estates Management team, the Barbican Arts Centre, the Guildhall School of Music and Drama and the City of London School for Girls. This would be a universal approach for wayfinding and signage to ensure a coordinated and consistent strategy which will promote the wider Barbican Estate. A wider strategy would also be developed looking beyond the boundaries of the Barbican Estate, looking at locations including Aldersgate Street, London Wall and Whitecross Street to promote and improve knowledge of the public spaces. The coordinated approach to signage and wayfinding would be the subject of a condition and include clarity around signage to be retained and replaced to ensure a coherent strategy is established and will have a focus on inclusion and accessibility.
69. A Management and Maintenance Plan would be developed for the landscape of the Podium to provide long term stewardship of the space once it has been constructed with engagement with relevant stakeholders. Full details would be a reserved matter as a condition.
70. The proposal would incorporate new elements of informal play spaces throughout the site. Play equipment comprising balance, stepping and play logs alongside a clatter bridge and log climbing frame would be dispersed around the site with much of the informal play equipment to be located immersed within landscaping in the west of the site to create a play trail. The western section of the site is located further away from residential blocks to provide a larger buffer from any noise created by the spaces.
71. The creation of a play trail as opposed to a dedicated play area is a purposeful attempt to reduce any impact on particular groups of residents and prevents significant amounts of congregating. In addition, low-level, low-impact equipment has been selected to further reduce noise impacts. Following the receipt of comments during the planning application consultation process, two pieces of play equipment have been removed from the Podium to further reduce noise impacts on residential blocks via way of amendment.

72. The play equipment has been specifically selected to fit within the structural constraints of the podium and the shallow build up, with the palette of materials comprising timber and black metal. The use of this more naturalistic finish and its low height would reduce the visual impact of the equipment by contrasting with the historic architecture and sitting comfortably within the areas of planting. As a result, the play equipment provides adventurous and imaginative play opportunities that is integrated within the landscaping and architecture of the Barbican Estate as opposed to being treated as a separate provision of unrelated generic design, in line with the aspirations of The Mayor of London's Expanding London's Public Realm Design Guide. Final details including materials, specific equipment and surface treatments including borders and edges would be the subject of a condition.
73. The proposed play equipment is responsive to its context, conveniently located in an accessible location to serve communities and design amendments have sought to reduce impacts on amenity in accordance with Policies DM19.4 of the Local Plan, Policy HL8 of the emerging City Local Plan and the GLA Play and Informal Recreation SPD.
74. The proposals would incorporate exercise equipment at two locations within new areas of planting to the east and west of Frobisher Crescent, as a result of amendments provided during the consultation stage of the planning application. This follows dialogue with both the Sports Engagement Officer, Destination City and the City Gardens team, which sought to ensure that the proposals are aligned with the aspirations to help enhance the Square Mile's leisure offer to existing and new audiences. As a result, a greater emphasis has been placed on the importance of facilitating improved health and well-being through the enabling and encouragement of exercise within the Podium's landscaping in line with the Corporation's now adopted Global City of Sport – A New Sport Strategy .
75. To facilitate the new exercise equipment, two pieces of play equipment have been removed from the proposals and replaced by five pieces of exercise equipment. The first area of exercise equipment is located within an area screened by soft landscaping adjacent to the western external lift and stair core of Frobisher Crescent with a focus on lower and core body, with a sit up bench and outdoor lift beam. The second area of exercise equipment is located within soft landscaping between the east of Frobisher Crescent and Cromwell Tower, with a focus on upper body exercise comprising dip, pull up and jumping bars. The two areas of exercise equipment would form part of a trail which would enable users of the space to undertake a full body workout at no cost.
76. Following discussions with the City Garden's team during the planning application process, the surface material of the play and exercise areas has been amended from a planted surface to a safety surface due to concerns regarding maintenance issues. This alteration is considered to be acceptable. Final details of the equipment, surfaces and edge detail and maintenance would be secured by a condition.
77. The provision of the flexible new exercise facilities which would be within a convenient location in one the City's largest public spaces is in accordance with Policy DM19.3 of the City Local Plan and Policy HL7 of the Emerging City Local Plan and supports the Urban Fitness Trail aspirations of the Global City of Sport – A New Sport Strategy for the Square Mile (2023-2030).
78. Local Plan Policies CS11 and DM11.2 and Draft City Plan 2036 Policy CV5 encourage new cultural experiences and artwork. A Public Art Strategy and Implementation Plan has been prepared in accordance with the aspirations of these policies, alongside the City of London's Cultural Strategy (2020). The strategy has drawn on contributions and inputs

from a range of stakeholders including Culture Mile and now Destination City, Barbican Renewal, Barbican Visual Arts and Programming and the Barbican's community amongst others.

79. The application is supported by a Public Art Masterplan which includes four projects comprising: restaging existing art pieces; a landscape permanent artwork trail of 3 art pieces; a permanent Theatrical Nature Piece; and temporary wayfinding installations during the construction phase. The initial siting of work reinforces the physical viewpoints, and the way people move through the space, highlighting key entrance, exit and decision-making points. Quieter residential areas are preserved, and artwork placements subtly encourage the journey to the more active central and southern aspects of the podium. The proposals aspire to have a strong focus on fostering equity in public space, creating social value and enhancing cultural experiences.
80. Two existing pieces of artwork are proposed to be relocated within the site, to re-contextualise and celebrate the pieces within the new public realm whilst reinforcing wayfinding points. Charlotte Mayer's Ascent would be relocated to a more prominent and visible site to the east of Frobisher Crescent to demarcate the routes southwards to the Sculpture Court and Conservatory which are presently underused. The John Ravera Dolphin Sculpture is also proposed to be restaged within the new design adjacent to the amphitheatre to activate the podium by providing a prominent focal point at the heart of the space as you move east to west and vice versa. Removal, storage and final location and reinstatement details are secured by condition.
81. A Landscape Art Trail is also proposed with three permanent pieces of artwork integrated into the planting beds and landscaping, located at key entrances / decision points to improve legibility through the public space. Inclusion of a landmark permanent Theatrical Nature Commission is proposed to be located to the south of the new Exhibition Hall entrance, which would emphasise the Barbican as a place to experience ecology and culture. This artwork would act as a way finder in the heart of the scheme and to emphasise the views along the length of the podium. This application requires the final locations of these permanent pieces as a condition to ensure delivery of these elements. The proposed permanent art pieces and installation would then be the subject of a separate planning and listed building consent and would require review by the City Arts Initiative and referred to the Culture Heritage and Libraries Committee.
82. Finally, during the construction phase, a program of temporary installations are proposed to animate spaces whilst the space is disrupted to help pedestrians through the public realm through enlivenment. The western underpass through Ben Jonson House would be the focal point for the proposed installation to create a more inviting route that utilises underpasses and vertical spaces. The temporary project would offer opportunities for local artists and creative organisations and the final details of this aspect are proposed to be secured by a condition including installation and removal.
83. The submitted Public Art Strategy and Implementation Plan sets out a Governance structure for delivery, managed through a three-tiered structure, with the City of London as project owner, an internal Public Art Steering Group appointed to oversee artist procurement and delivery, and a Public Art Advisor appointed to curate and deliver the program.

Conclusion on Urban Design & Public Realm

84. The proposals have been assessed against Local Plan Policies CS10, DM10.1, DM10.2, DM10.4, DM10.8, CS11, DM11.2, CS19, DM19.2, DM19.3, and DM19.4; emerging City

Plan Policies S8, DE2, DE3, DE4, DE9, S10, AT1, AT2, S14, OS1, OS2, OS3, HL7 and HL8; London Plan Policies GG1, GG3, D4, D5, D8, S4, S5, G1, G4 and G5 as well as relevant supplementary planning guidance including the GLA's Expanding London's Public Realm Design Guide and Play and Informal Recreation SPD.

85. Overall, the proposals would result in repairs and enhancement and reimagination of a part of one of the City of London's most significant public spaces, creating an inclusive and user-friendly environment that is responsive to the needs of the City's residents, workers and visitors. The design of the public realm will be accessible for a variety of users with careful interventions to accommodate different groups, whilst also being optimised for facing the challenges of a changing climate. The space would be democratic and remain free for all users and be welcoming to all the City's communities. As such the proposals are supported by the above-mentioned policies.

Heritage

Direct Impacts on Heritage

Barbican Estate (Grade II)

Heritage Significance:

86. In 2001 the whole of the Barbican Estate was listed, including landscaping and public areas, due the design concepts employed by the architects which successfully combined a variety of uses across a large estate of dense, high-quality housing. The special interest of the Barbican Estate as a whole derives from the following values:

Historic Interest:

- The Podium forms part an integral part of the Barbican Estate. The Estate, constructed over a 20-year period between 1963 and 1982, designed by Chamberlain Powell and Bon was a response to provide a genuine residential neighbourhood within the City.
- The Barbican is a unique example of coherent inner city planning in the early post-war era, successfully combining a wide variety of uses across a large estate of dense high-quality housing and realising key aspects of contemporary planning including high-walks and megastructure.
- The Estate embodies the Brutalist movement and has striking architectural features which contributes to the heritage significance of the wider complex. The elevated walkway system on the podium, designed to separate pedestrians from vehicles, was carried forward from a previous scheme for the site by Martin-Mealand and was important in the Corporation's assessment of Chamberlin, Powell and Bon's proposals.
- 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.

Architectural and Artistic Interest:

- The Barbican Centre as a centre of cultural excellence, with theatres, concert hall, cinemas, art gallery, library, conservatory and concert rooms. As well as a home

for the Guildhall School of Music & Drama feeding into the Barbican's investment in the cultural arts.

- Planning of the estate as a complete composition in three-dimensions. This includes the placement and landmark quality of the three towers, and contrasting form and relationship between the lower blocks, which create the ambience of the estate.
- The geometric order of the estate's buildings and spaces in contrast to its surroundings.
- The planning of the estate around a series of spatial 'reservoirs' with interpenetrating views and inclusion of spaces of civic scale and grandeur prevents the high density of the development feeling oppressive. The permeability of the estate with routes between, under and through buildings and across spaces, and continuing into the surrounding city forms an important part of the estate's coherence and connectivity.
- The overall plan form of the Barbican and its composition as a complete totality. This results from the integrated relationship between its buildings, spaces, canals and podium walkways;
- The use of a consistent architectural vocabulary for residential buildings, such as planted balconies and white barrel-vaulted roofs, distinguishing them from other buildings within the estate.
- The evolving nature of the landscape design, with the original CPB 1970s landscaping, redevelopment by Janet Jack in the 1980s and then again by Nigel Dunnett in 2016, demonstrating an evolving use of landscape within the estate while maintaining clear design intentions across the developments.
- The structural expression of individual buildings, the scale and rhythm of columns, edge beams, and consistent use of a limited palette of materials.
- Experience of the Barbican as a discrete architectural ensemble, distinct from the surrounding.

Impacts:

87. The proposals are part of a second phase of a wider programme aimed at improving the conditions of the Barbican podium. Phase 1 of the programme was completed in 2015 and focused on Beech Gardens, located to the west of the current application site. Similar works were undertaken as part of this scheme to improve the waterproofing capabilities of the podium as well as the reimplementation of landscaping originally designed by Janet Jack in the 1980s. Further phases are planned to be undertaken in the future, extending across the whole podium.
88. The works are necessary due to the deterioration of the original waterproofing membrane beneath the tiling on the podium and the blockage of some parts of the drainage system. Over time this has deteriorated to the extent that there is water ingress into the structural elements and interior spaces beneath the podium. Water often leaks through the podium and causes damage to the spaces underneath. Additionally, several areas along the podium have fallen into disrepair as evidenced by broken paving tiles, broken street furniture and chemical leaching from walls, paving and planted areas, with the accumulation of efflorescence being a widespread feature.
89. To secure the future of this part of the Podium a complete refurbishment is required including removal of the built-up layers, the original waterproofing and screeds surfaces

- to ensure that the proposed waterproofing has integrity. To facilitate this, all the existing brick tile flooring and planting would be lifted as part of the stripping back of the site. The method of installation would comprise the insertions of insulation above the spaces beneath the podium, the laying of a new waterproof membrane above this alongside the insertion of service runs and the reinstatement of tiles onto a cementitious screed.
90. The Phase 1 works retained the original waterproofing and screeds below it, thereby not exposing the deck. Some incidence of apparent water ingress has been experienced which has been the subject of professional investigation. This Phase 2 has learned from the failings of Phase 1 and complete replacement of the podium build-up layers would help ensure that the proposed waterproofing has integrity, ensuring a more successful outcome for this phase.
 91. The reinstatement works would reconfigure the currently hidden services, waterproof the podium and add insulation to improve the environmental performance and energy efficiency of the spaces below, addressing current and future energy concerns. These hidden changes would not be visible and would improve the functional elements of the hidden build up below the podium surface.
 92. The existing pavements cannot be retained as a result of their removal to facilitate the waterproofing works, as they would be damaged during the removal process and there is no opportunity for them to be turned over because of the method of their original fixing. Nonetheless, the existing tiled surface is considered to be sub-optimal for the demands of an inclusive, high quality public space as they are slippery in wet weather, and many are already broken, and damaged and regular repairs have resulted in extensive mismatching across this part of The Podium.
 93. There would be a loss of original and non-original fabric across this part of the Podium. However, the proposals would reintroduce a consistent universal pavement material which is consistent with the simple palette of materials which is intrinsic to the integrity of the Barbican and its heritage significance. Attention would be paid to detailing replicating existing edges to planters and interfaces with buildings and the tiled seats would be reproduced. This would be secured by way of condition, with details including a sample mock up panel colour, coursing, grouting and expansion joints to be incorporated as well as the ensuring a high-quality junction between Phase 1 and Phase 2.
 94. In addition, the lower panes and frames of glazed entrances and the Conservatory wall, where they interface with the podium surface and are currently subject to, and at risk of water ingress, would be removed, to be replaced with similar metal framed windows incorporating low plinths to keep water out. In Cromwell Tower, where a small entrance lobby leads to a staircase, the glazing would be reinstated as found (following the insertion of Triflex waterproofing behind the skirting tiles and the lowest step cladding). This small removal in fabric is not considered to result in any adverse harm to the special architectural and historic significance of the listed building.
 95. The Barbican is characterised by axial views and vistas across the pedestrian Highwalk and between buildings. The removal of the non-original yellow link building would restore the original CPB vision of this part of the Podium reopening a key east / west visual experience and pedestrian route. This aspect of the proposal would reinstate permeability defined by routes between, buildings and across spaces which continuing into the surrounding city part of the estate's coherence and connectivity.
 96. This is considered to be an enhancement to the heritage significance of the listed building and would reinstate the original intentions of the built megastructures and spaces between. The layout of the planters, planting heights, placement of reinstated

and potential for new art pieces, play areas and exercise equipment would preserve this reopened view. The improved legibility and consistent level at the raised level would support the intended ambience of the Podium and Highwalk as a pedestrian focussed space which provides access to a mix of uses. The curved geometry of the planters and beds would also complement the spatial shapes which characterise the Brutalist expression of the wider Estate.

97. The waterproofing proposals are necessary and a clear and convincing justification supports the application to secure the future of this part of the Podium as required by NPPF para 200. The removal of the link building would reveal an important vista and permeable route central to the original design intentions of CPB reinstating a key element of significance. The proposed attention to detailed design, represented public art and unified approach to materiality would all be consistent with the artistic and architectural values of the Barbican Estate. The new elements of intervention including hard and soft landscaping, seating, exercise and play areas would all be incidental and in the spirit of the continued evolution of the Barbican Estate and would have a neutral impact on our understanding and appreciation of significance. Overall, the proposals would preserve the special architectural and historic interest and there would be a degree of enhancement to significance. The proposal is considered to be in compliance with Policies CS12, DM12.1 and DM12.3 and NPPF of the Local Plan in this regard.

Barbican Registered Historic Park and Garden (II*):

Heritage significance

98. The landscape of the Barbican estate was conceived and designed as an integral part of the architectural design by CPB, with the architects recognising that the spaces between the buildings were of equal importance to the structures themselves. The landscape is now designated as a grade II* Registered Historic Park and Garden (2003), and, along with Alexandra Road Park, is one of only two post-war landscapes designated above grade II within Greater London. Its heritage significance is derived from the following values:

- The creation of the Barbican as a vehicle-free environment through the raising of the precinct above ground level on the podium, creating vehicle-free space the quality and quantity of which is unparalleled in London.
- The raised ground of the podium and the highwalks as an intrinsic and distinctive feature of the estate. The raised ground provides viewpoints from which to survey the surrounding city below, and, together with the limited entrances to the complex at ground level, contributes to the conception of the Barbican as fortified structure from the surrounding streets.
- The volume of space created by the concentration of built development in dense 'off-the ground' structures. These spatial reservoirs are recognised to be as significant as the buildings themselves.
- The contrast of the planning of the Barbican with the grain and plan of the surrounding townscape, and the creation of characteristically unique dramatic vistas across the estate and into the surrounding townscape.
- The richness and variety of types of external space across the estate delivered within a consistent design idiom, the scale of which is unique.

- The successful designed relationships with ‘found’ historic elements including the Roman and Medieval wall, and the Church of St Giles Cripplegate and associated gravestones.
- The urban character of the Barbican, and its conception and realisation as a new piece of urban fabric designed and delivered in its entirety by a single client and architect.
- The consistent use of a small number of materials and detailing across the estate, delivering a powerful sense of visual continuity and consistency to the estate.
- The impact of soft landscaping and the value of experiencing the architecture of the Barbican in the context of trees, foliage, and greenery. Originally this appears to have been intended to result from use of a restricted palette of planting in raised blocks of greenery or planter boxes which assumed an architectural significance in relation to the buildings. The layout established by Janet Jack across the upper podium employs a freer geometry and more varied planting palette.
- To the north and west of Frobisher Crescent, and the area of Phase 2 the designed landscape is characterised by presence of paved areas, stretches of high walk, and the terraced gardens of the upper podium. These areas are overlooked by the horizontal residential blocks including Defoe House and Ben Jonson House, and punctuated by the three residential towers, Lauderdale, Shakespeare and Cromwell Towers.

Impact:

99. Much of the current form and appearance of the landscaping found on the Podium was developed from alterations to the space by Janet Jack in the 1980s. The alterations resulted in a significant change from the original landscaping scheme developed by Chamberlain Powell and Bon, which contained limited planting and resulted in a quadrupling of the amount of planting within the area. As a result of incremental change in planting and poor management, the existing soft landscaping of the site has a disjointed planting character. Whilst it is noted that there is a variety of plant species across the site at present, many of the species do not share a visual relationship or any particular design intention or patterns that were developed within the original Janet Jack scheme. As a result, the existing planting does not purely represent a memorable 20th century landscape.
100. Under the proposals, the existing tiled surface and areas of soft landscaping would be removed and replaced due to the essential waterproofing works under the Podium. The proposals would seek to re-establish the materiality and design language found universally across the Barbican Estate within the new landscaping scheme. This would include numerous elements of the design vocabulary found across the Estate including the dark red brick tiled floor and seating, curved upstands around areas of soft landscaping and globe luminaries being incorporated into the design of the new public space.
101. Whilst the proposals would result in a loss of some remaining elements of the Janet Jack landscaping scheme, including planting, beds, podium surfaces and street furniture – much of these elements have been diluted by ad-hoc additions and alterations. With specific regard to the brick tiling, much of this has been replaced by remedial works overtime resulting in significant areas of mismatched tiling with different patchworks and colours. The proposals therefore present the opportunity to introduce design

- consistency across this part of the Podium in line with the original design intentions for the space.
102. The demolition of the link building would remove an intrusive addition within the landscape, and re-establish the original design aspirations of Chamberlain, Powell and Bon of large spatial reservoirs between the blocks and the way in which the surrounding buildings were designed to interrelate visually.
 103. Within the proposed scheme, the landscaping design has taken reference from the language found within Jack's designs whilst also aligning with the intended landscape purposes developed by Chamberlain Powell and Bon of substantially robust and dramatic planting against the Brutalist architecture. The planting scheme has been developed with consideration to the Phase 1 Podium works to ensure continuity between the areas and to ensure that the historic planting precedent of dramatic and naturalistic planting is continued across the Podium.
 104. Careful consideration has also been made to ensure that the hard landscaping is consistent with the design of Phase 1, utilising the same low-slip tiles. This would be secured by way of condition, with details including colour, coursing, grouting and expansion joints to be incorporated.
 105. The original tiled seats would be reinstated within the new scheme in the existing positions, whilst non-original ad-hoc additions would be removed and replaced with new furniture which would respect the original style and materiality of the space, providing a more visibly cohesive design across the space. Play and exercise equipment would be well integrated within areas of planting to further reduce visual impacts on the designated landscape, utilising wood and black metal to ensure it appears more naturalistic and does not compete with the Brutalist architecture.
 106. The replacement of defining design features with like-for-like replacements would re-establish a universal vocabulary of the pavements and design details across this part of the Podium continuing the look and feel of Phase 1 and this would enhance the overall significance and coherence of the landscape. The additional interventions including new style planters, seating, soft planting, and play and sports equipment proposals would have a neutral impact on the significance.
 107. The waterproofing proposals are necessary and a clear and convincing justification supports the application to secure the future of this part of the Podium as required by NPPF para 200. The proposals would result in a thoughtful solution, that provides long term conservation for the historic modernist landscape that would enhance and preserve the defining features that contribute to its historic interest and significance. The alterations and new interventions including hard and soft landscaping, seating, play and exercise spaces would all be incidental and in the spirit of the continued evolution of the Barbican Estate and would have a neutral impact on our understanding and appreciation of significance. The proposals are therefore considered to be in compliance with Policies CS12, DM12.1 and DM12.5 of the City of London's Local Plan.

Barbican and Golden Lane Conservation Area:

108. The site of the proposal is located within the Barbican and Golden Lane Conservation Area (CA), with the boundary of the CA tightly drawn around that of the two estates. The site's northern and eastern boundaries directly adjoin the boundary of the CA.

Character, Appearance and Heritage Significance:

109. The Barbican and Golden Lane Conservation Area Character Summary and Management Strategy SPD (2022) articulates the character, appearance and significance of the Conservation Area set out within six attributes identified within Section 1 ('Summary of Character, Appearance and Significance', pp.4), as follows:

- Two estates which, together, provide a unique insight in the creative processes of a seminal English architectural practice, Chamberlin, Powell and 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 World War 2 'Blitz' bombing campaign of 1940 – 1941.
- 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.
- Overarchingly, the character, appearance and heritage significance of the conservation area can be summarised as the striking juxtaposition between two seminal post-war housing Estates which illustrate evolving trends in architecture, spatial and urban planning and Modernism in general. The conservation area is defined by its pervasive modernity, by the consistency of modern forms, spaces and finishes throughout, all executed to a very high standard of quality and representing an immersive experience strikingly at odds with the more traditional townscapes and buildings outside the boundary.

Impact:

110. The proposals would see the removal of the link building which would reinstate a key vista and part of the permeable Highwalk which underpins the Conservation Areas expressive appearance and modern approach to arranging buildings and spaces. The proposals would also remove existing mismatched surface materials, lighting, street furniture and planting. This would be replaced with a coherent approach to introducing a consistent paviour material, lighting, street furniture and planting to link in with Phase 1. Overall, this would reinforce the original intention of a limited palette of materials, consistency and high-quality detailing which is intrinsic to the character and appearance of this part of the CA. The removal of these later disjointed elements would align with the Potential Enhancements which are set out in the Conservation Area SPD:

111. *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.*

112. The proposed materials will match those that define the character of the Estate including the red brick floor tiles, curved upstands and street furniture including the globe luminaires. The new increased areas of planting would be more pleasant and further reinforce the juxtaposition between the solidity and massiveness of its buildings and the naturalistic planting of the scheme. The dominance of the Barbican's intrinsic built form and scale would continue to be understood and appreciated.
113. The waterproofing proposals are necessary and a clear and convincing justification supports the application to secure the future of this part of the Podium as required by NPPF para 200. The removal of the link building would reveal an important vista and permeable route central to the original design intentions of CPB reinstating a key element of the Conservation Areas significance. The proposed attention to detailed design, and unified approach to materiality would be consistent with the overall architectural and spatial experiences. The alterations and new interventions including hard and soft landscaping, seating, play and exercise spaces would all be incidental and in the spirit of the continued evolution of the Barbican Estate and would have a neutral impact on our understanding and appreciation of significance. The proposals would not harm the character and appearance and there would be a degree of enhancement of the Conservation Area. The proposal is considered to be in compliance with Policies CS12, DM12.1 and DM12.2 of the Local Plan in this regard.

Indirect Impacts on Other Heritage Assets

114. Setting of a heritage asset is defined in the NPPF as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."
115. The Barbican Podium is within the setting of a large number of designated heritage assets. The designated heritage assets considered included:
- 43 – 46 Chiswell Street (Grade II)
 - Basterfield House (Grade II)
 - Bastion Feature, Golden Lane Estate (Grade II)
 - Bayer House (Grade II)
 - Bowater House (Grade II)
 - Ceramic Mural of Nine Panels on Cromwell High Walk (Grade II)
 - Crescent House including ground floor shops and Shakespeare Public House (Grade II*)
 - Cripplegate Institute (Grade II)
 - Cullum Welch House (Grade II)
 - Cuthbert Harrowing House (Grade II)
 - Golden Lane Estate Community Centre and Surround to Attached Pond (Grade II)
 - Golden Lane Estate Recreation Centre and Tenants Hall (Grade II)
 - Great Arthur House (Grade II)
 - Hatfield House (Grade II)
 - Jugged Hare Public House (Grade II)
 - National Westminster Bank (Grade II)
 - Stanley Cohen House (Grade II)

- Whitebread's Brewery Building (Grade II)

116. Following a review of the significance and the setting of the identified designated assets listed, it was considered that the proposed development would not result in any impact. There is a limited visual relationship between the Podium and the surrounding designated assets owing to its enclosed location within the Barbican Estate above street level. As a result, there would be no harm to their significance in accordance with the statutory tests and Policy CS12, DM12.1 and DM12.3.

Conclusion on Heritage:

117. The proposals have been assessed against Local Plan Policies CS12, DM12.1, DM12.2, DM12.3 and DM12.5; Draft Local Plan Policies S11 and HE1; London Plan Policy HC1 and relevant NPPF policies. Special regard has been given to the desirability of preserving the Barbican Estate as a listed buildings including its setting and any features of special architectural or historic interest which the Estate possess, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Barbican and Golden Lane Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
118. Paragraph 200 of the NPPF states that 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). In this case the waterproofing works are paramount to secure the future of the Barbican and this application for Phase 2 would sustain its long-term conservation and its designated heritage asset status.
119. In undertaking this work a number of modest heritage benefits flow from the development. Paragraph 199 of the NPPF states that 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). These benefits are attributed great weight and considerable importance and weight in accordance with para 199 of the NPPF and s.16 and s.72 of the Planning (Conservation Area and Listed Buildings) Act 1990 respectively.
120. The removal of the link building and the adoption of a more universal simple palette of materials would bring coherence to the Barbican Estate as a listed building and appearance of the Barbican and Golden Lane conservation area. Overall, these aspects are weighted as a modest heritage benefit.
121. The removal of the link building and the adoption of a more universal simple palette of materials would enhance the significance of the Barbican and Golden Lane Registered Historic Park and Garden (II*). This is considered a heritage benefit and taking into account paragraph 199 of the NPPF and the higher status of the designated heritage asset this is weighted as a moderate heritage benefit.
122. The other alterations and interventions would preserve the special architectural and historic interest of the Barbican Estate as a listed building (including preserving its setting) and character and appearance of the Barbican and Golden Lane Conservation Area and significance of the Registered Historic Park and Garden.

Access and Inclusive Design

123. 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.
124. An Inclusive Design Statement has been provided by Lord Consultants Ltd.
125. The City's Access Officer has reviewed this application and identified a number of areas which require further consideration at a detailed design and implementation stage.
126. The application is not required to be referred to CoLAG but pre-app consultation was undertaken in November 2021 to inform the development of the design.
127. The removal of the link building was supported as this would improve the sight and movement lines across the Podium. A number of the issues raised were outside the scope of the resurfacing project, particularly in relation to lifts and removal of the steps to Cromwell Tower. Within the parameters of the project brief and working with the raised infrastructure the following elements have been included as a design response to provide enhanced access.
128. The proposals include a commitment to a new signage strategy, and this is a reserve matter which will require a comprehensive approach across the Barbican Estate. The strategy will exceed minimum BS8300 standards and will include provision to reference alternative routes for wheelchair users for when the lifts are out of action. This is secured within the signage condition.
129. The lighting strategy will be required to meet the adopted and emerging City Lighting Strategy standards which are required to delivery lighting proposals which promote mobility, support inclusion and accessibility. Further details are required within the lighting condition.
130. Seating is designed to support a variety of users located at 40m intervals to provide resting points , in close proximity to the ramped access points and more active nodes and will comprise a variety of retained and new types of seating which will include arm rest.
131. The applicant has committed to a phased approach to reduce the impact on residents and maintain access across the podium throughout the works. The indicative phasing plan is set out in Figure 2.2 of the outline construction environmental management plan and will be reviewed on appointment of a contractor. The removal of the link building would enable a largely step free area of hard landscaping area of the podium with changes in level facilitated by ramps and handrails. The proposed incidental play and exercise areas would not be fully accessible due to their location in the raised planters and two steps are required to provide access. The details of this will be further developed to enhance the situation and provide final equipment which is more accessible. Locating the equipment in the hard landscape presents technical complexities about how to anchor the areas without undermining the new waterproofing membrane, or affecting the clear desire lines running east-to-west which is also important to improving accessibility.
132. Officers consider that a comprehensive accessibility management plan should be secured by condition and agreed prior to the commencement of works to ensure that the design and operation of this part of the Podium provides a more fully inclusive space for all to enjoy.
133. Therefore, subject to the inclusion of conditions, the development complies with 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.

Transport & Highways

134. The proposed development relates to drainage and weatherproofing works along with hard and soft landscaping, there would be no additional buildings or works to the highway.
135. The proposals for remedial and improvement works are expected to be undertaken over a period of two years. A brief outline construction management plan has been submitted with this application.
136. A condition requiring submission of a detailed Construction Logistics Management Plan (CLMP) for approval prior to start of any works is recommended. The detailed CLMP should follow format of TfL guidance on CLMP and include a detailed programme of construction phases, corresponding vehicular traffic (number and size), number of staff / welfare provision, vehicular swept paths and details of all traffic management requirements. This should be developed in consultation with the City's Highways Licensing and Traffic Management teams to minimise the disruption to neighbouring occupiers and other highway users.
137. There are City Walkways that may be affected by the proposed works and the applicant should consider arrangements for temporary closures that may be required as part of the CLMP.
138. Subject to conditions requiring a CLMP, the proposal would accord with transportation policies and the proposals are considered acceptable in transport terms.

Sustainability

139. Local Plan policy 15.1 requires all developments to submit a sustainability statement to ensure that sustainability is integrated into the design. A sustainability statement was submitted for the proposed development, outlining how ambitions around circular economy, whole life-cycle carbon (WLC) emissions, operational energy, climate resilience, and environmental improvements are addressed.

Climate resilience

140. Climate resilience is addressed in the design by improving the microclimate and flood resilience of the podium. Provision of trees and low vegetation will reduce wind velocities and reduce the surface temperatures during periods with solar radiation. Repair works to the waterproofing membrane under the pavement will result in enhanced flood resilience. This is further improved by incorporating water attenuation systems in the planted areas across the podium, which will also be used for irrigation and thereby reduce the demand for potable water compared to the existing podium.

Circular economy

141. Water ingress into the exhibition and commercial spaces located under the podium have led to physical damage that requires repair works. To undertake the repair works to the waterproofing membrane, all hard standing and planted areas on the podium need to be removed, therefore the retention of the existing podium surface is not possible in its current form.
142. Local Plan Policy DM 17.2 requires new development to minimise the deconstruction and construction waste by design. The design is aimed at using materials that are sourced responsibly and sustainably and have high recycled content. Sustainable alternatives are also being explored for the stormwater attenuation system, such as recycled plastic crate system or crushed bricks amongst others. Resource efficiency is

implemented by using durable materials with a long-life expectancy, materials that are recyclable and by minimising the need for materials, energy and waste production through the construction and lifetime of the podium.

143. There are some limitations associated with the reuse of existing materials due to the need of improved technical specifications. The existing tiles do not meet the non-slip standards and cannot be reused for the same purpose, however options to reuse the tiles in a public art installation or as crushed materials are explored. Options to transplant existing plants to other areas of the Barbican are considered and remaining plants will be composted. The reuse of topsoil in community planters may be possible but is subject to quality testing and long-term storage can lead to degradation of the quality. The design includes considerations of minimising end-of-life waste production by choosing materials that are non-hazardous and can be recycled where possible.

Whole Life-cycle carbon

144. The proposed development does not require the completion of a WLC Assessment. Despite this, an initial WLC assessment has been completed, indicating an estimated 61 kg CO₂-equivalents/m² for the proposed development, which is very low. Embodied carbon emissions are minimised by considering the carbon impact of the materials whilst ensuring compliance with public safety and heritage requirements. Additionally, the proposed design increases the greening on the podium by 70%, which will contribute towards carbon sequestration. Estimations indicate the potential for the proposed greening to sequester 2-4 tCO₂-equivalents per year, which contributes towards offsetting the operational carbon emissions of the lighting and water pumps.
145. Local Plan policy 15.2 requires all development design to take account of the location and landscaping to reduce the energy consumption. There are limited sources of lighting in the proposed development, consisting of outdoor lighting and a pump for the water fountain. The proposed lighting has been designed to create an appropriate amount of light in the right places to create a healthier, safer and greener network. LED lights will replace existing High-Pressure Sodium (SON) and Metal Halide (HQI) luminaires. As the light fittings are dimmable, there is the potential to further reduce the energy consumption through dynamic lighting control by the asset maintenance authority. The proposed energy consumption is 3,792.2W, which is a reduction of 10,365.8W compared to the existing energy consumption of the light installations (currently at 14,158W), resulting in energy savings of more than 70%.

Tress, Habitats and Biodiversity

146. Local Plan Policy DM19.2 requires development to promote biodiversity and contribute to urban greening. Draft Local Plan Policy OS4 seeks to increase the number of trees within the City and resist the removal of trees, securing replacement trees of equivalent value. Policy G7 of the London Plan also requires, where possible, existing trees to be retained and adequate replacement of any trees to be removed.
147. The Project requires the removal of the existing landscape across this part of the Podium and the removal of existing trees as a result. An Arboricultural Impact Assessment (AIA) has been undertaken to assess the quantity and quality of trees to be removed, and to establish a baseline for replacement planting. The AIA identified 12 Category C trees and 8 groups of trees and shrubs growing within raised planters. These trees are

- predominantly planted specimens with some having self-sown in places and mainly comprise ornamental shrubs.
148. There are a some young to semi-mature trees present located close to the centre of the Site comprising Silver Birch, Swedish Whitebeam and Persian Ironwood, but given their small scale they are assessed as being of limited arboricultural significance. All trees were deemed to be of low quality. While a number are in fair vitality, signs of decay were identified that could be attributed to drought stress as the soils in the raised planters are prone to excessive drying given the residual heat retained by the brick facades during periods of sunlight exposure and the quick drainage of any water that lands on the soil. Further, the Ecological Impact Assessment (EclA) found that existing trees were of limited nature conservation and habitat value.
 149. The proposed landscape as part of this scheme includes the planting of 78 urban trees. The tree species have been selected to respond to the particular microclimate of the podium and will be planted in more favourable growing conditions.
 150. An Ecological Impact Assessment (EclA) and Biodiversity Net Gain (BNG) Assessment have been undertaken to assess the ecological value of the site in the existing condition, the potential impacts on protected sites and/or species and biodiversity improvements that the proposed landscaping would deliver.
 151. At present the current landscaping of this part of the Podium provide some limited foraging and nesting opportunities for individual/ low numbers of common bird species. During the works, general mitigation measures would be put in place to limit impacts to habitats within and adjoining the site, including adherence to pollution prevention guidelines, retained tree protection and timing of vegetation clearance to avoid nesting birds. The Site, although highly urban, does offer some potential for bats as there are waterbodies within the Site that would provide a foraging resource and there are two nearby green spaces which reduce the overall isolation of this urban Site. The Link Building which is to be demolished as part of the Project, has been assigned a moderate bat roosting potential. The EclA has taken a precautionary approach and that an impact assessment is done on the assumption that a roost is present. Therefore, it is recommended that the Link Building is subject to presence/likely absence surveys (dusk emergence and/ or dawn return) to establish if there are any impacts on bats prior to its demolition. In addition, bat boxes are to be erected to compensate for loss of roosting opportunities in the Link Building within appropriate locations within the site.
 152. The proposed Podium deck habitats as part of the proposal have been designed as an intensive green roof, with deep soil, high water retention and fertile conditions for plants. The planted areas (Central Vista, Central Beds, Southern Gardens and the Northern Gardens) are characterised in response to habitats designed to work with and compliment the architecture, resident and pedestrian use, and resilience to drought conditions. Habitat creation proposed by the Project would provide significant biodiversity benefits to the Site. The planting will include a rich palette of pollen-rich meadow perennials in sunny locations of the Site. The shaded northern and southern parts of the Site will include shade-tolerant woodland ecotone shrubs, grasses and perennials. These contrasting habitats along with areas of bare ground and ephemeral ponds would increase the quality of the Site for biodiversity.
 153. The proposal is likely to result in a biodiversity net gain of 234.71% compared with baseline conditions.
 154. Although the proposal requires the complete removal of the existing landscape across the site and the habitat features therein, technical assessments have identified that

existing features are of limited ecological value. The proposed landscaping would deliver a more diverse planting palette and more varied habitats that are better suited to site conditions. The proposal would deliver a significant increase in trees, biodiversity and ecological value and is considered to accord with the Development Plan policies.

155. A letter of objection has raised concerns that tree planting would result in the loss of light into residential properties. Officers consider that the proposed tree planting would not cause a detrimental loss of light into residential properties and will ensure through the detailed design and landscape conditions that trees are of a sufficient size to ensure this would not result in any loss of light into dwellings.

Microclimate

156. London Plan Policy D8, Local Plan Policy DM10.1 and Draft City Plan Policy S8 require developments to optimise micro-climatic conditions and not to result in unacceptable impacts.
157. A microclimate assessment has been undertaken to ensure that the proposed development would not result in negative microclimatic effects, including shading, wind and thermal comfort.
158. A Baseline assessment was conducted initially, reviewing the existing conditions within this part of the Podium to ensure that the design has been optimised to account for microclimate conditions. The proposed design has then been assessed to understand and quantify the impact of the overall design decisions and ensure spaces are acceptable in relation to micro-climatic conditions.

Shading and Sunlight Analysis

159. The proposed layout is considered to minimise the negative impacts of the urban heat island effect during summer months, as it reduces the extent of the hard surfaces that are constantly exposed to direct sunlight. Natural shading from the Barbican Exhibition Hall occurs towards the Podium's north side, where part of the area is almost constantly in the shade, while its northeast part is constantly in sun. The proposed design addresses this issue by implementing hard surfaces in shaded areas to increase thermal mass for the winter period and retain low surface temperatures during summer months. During equinox periods, most of the wider Podium area does not receive much sunlight, however, the part of the Podium this application is concerned with achieves more sunlight. The proposed design introduces sitting activities in areas where they receive adequate sunlight during equinox, which is most likely to achieve comfortable conditions throughout the year, increasing the potential for end-users to utilise the podium area.
160. To address the challenge of heat stress occurring during Summer the proposed design provides multiple areas for sitting activities across the site which would result in the provision of diverse microclimatic conditions across the site, giving the opportunity to the end-users to explore the podium area and occupy the areas that are aligned to their thermal comfort status (i.e. areas under shade or areas exposed to direct sunlight). Furthermore, the addition of trees in areas that have increased solar radiation would provide shelter from the sun during summer.

Wind Analysis

161. The applicant has carried out a baseline assessment of the current wind conditions and in general, wind patterns occurring at this part of the podium level can support activities from sitting to walking, through the area, without uncomfortable conditions occurring. Wind speeds have been mapped against Lawson LDCC comfort criteria and wind patterns are similar throughout the year, with only slight changes which are not significant to pedestrian comfort.
162. The east part of the podium level is considered to have windier conditions and therefore walking and infrequent sitting activities can be supported in this area, with central parts benefiting from existing buildings which helps in reducing wind speeds and creating comfortable conditions for more frequent sitting. The presence of the link building currently helps in reducing wind speeds surrounding it where frequent sitting may occur in its immediate area. Due to the presence of the two high towers to the sides of the Frobisher Crescent, turbulence causes these areas to receive greater wind speeds at pedestrian level, mainly supporting standing activities currently.
163. The proposed development does not seek to implement any new buildings within the Podium area, however, it is proposed to remove the current link building. As such, an assessment has been conducted to understand the impact of the Link building removal on the wind speeds occurring within this part of the Podium area. The removal of the link building results in slight increases in wind speeds within its immediate surroundings, from Frequent Sitting to Occasional Sitting and Standing activities. This indicates that although the removal of the Link building does not affect the wider Podium area, there are localised impacts within its immediate surroundings. Whilst there would be no significant or unsafe exceedances mitigation measures have been taken into consideration and include the addition of multi-layered green infrastructure to act as a physical barrier to wind. As such, these spaces will not be unacceptably impacted by the removal of the link building.
164. The design across the area can accommodate Sitting, Standing and Walking activities and there would be no safety exceedances as a result of the works proposed. The proposed layout addresses the increased wind speeds from the removal of the Link building by introducing multi-layered green infrastructure, resulting in pedestrian wind comfort levels returning to categories A (Frequent Sitting) and B (Occasional Sitting) in these areas throughout the year. Furthermore, the proposed design addresses areas that presently experience some uncomfortable conditions in the baseline assessment, by incorporating green infrastructure, acting as a physical barrier, and by creating a layout which is most appropriate for intended activities in a way that can allow end-users to enjoy the Podium area and occupy areas that are protected by increased wind speeds.

Thermal Comfort

165. A comparison between the Baseline and the Proposal shows that the interventions of this proposal would likely increase the thermal comfort experienced by users within this part of the Podium and that spaces would be acceptable for their intended use whilst balancing this across the year.
166. Overall, the proposed scheme will not adversely impact the current microclimate and will provide benefits in mitigating negative microclimatic conditions for both cold and heat stress. The increase in greening area, including tree planting along the edges of the central vista, is expected to reduce urban heat island effects and result in lower surface

temperatures in areas where solar radiation is increased during summer hot months. The design combines architectural (mass) shading and green areas to provide maximum cooling effects, lowering temperature extremes in the summer period. The addition of trees is expected to contribute to shading in summer and reduce high wind speeds to provide improved comfort conditions during winter months. Provision of trees and low vegetation is expected to help in reducing higher local wind speeds in two aspects: acting as natural barriers and creating comfortable conditions in their immediate surroundings. This in effect is expected to create sheltered environments that can support the use of the external space in several periods throughout the year.

167. As such, it is considered that there would not be adverse impacts to microclimatic conditions as a result of this proposal.

Flooding and drainage

168. The proposed development is not required to submit a Sustainable Urban Drainage Strategy, however, given the nature of the proposal being concerned with drainage strategy of the Podium the applicant has submitted further information in relation to surface water run-off and drainage for information.
169. As this application is not considered to fall within the statutory requirements for the Local Lead Flood Authority to be consulted on they have provided no comments on this proposal.
170. In relation to the proposed development, the Site is served by a private surface water drainage system which comprises of gullies with a number of linear drainage channels which discharge into downpipes that pass through the structural deck of the Podium and the building below before entering the below ground drainage system within the basement carpark areas of the Barbican. The below ground drainage system then discharges in a number of locations into the public sewerage system.
171. The Project comprises the refurbishment of part of the podium deck within the Barbican due to failures within the original waterproofing. Once a new waterproofing layer has been installed, the build-up will be reinstated along with a new landscaping scheme incorporating a new surface water drainage system, including attenuation layers within areas of raised planters. These essential repairs and maintenance works to the existing downpipes would form an integral part of the drainage system for the podium.
172. The Project would incorporate flood risk management measures. The use of planters to intercept and retain rainfall and run-off from adjacent paved areas, remedial works to existing downpipes to provide capacity improvements, finished surface levels falling away from access points into internal areas and positive drainage of hard landscaped areas using gullies and linear drainage channels. The proposed surface water drainage will use existing outlets, cleaned to restore their capacity from the podium deck. The system will incorporate a storage layer within the planters, filter drains and planters acting as green roofs, these will provide the required degree of water treatment for the run-off from the podium deck and in addition will provide biodiversity and amenity benefits. The storage layer will reduce the rate that the flows will be conveyed to the outlets. While there are no formal flow control systems proposed, this mechanism will limit the flow rates discharged downstream when compared to the existing arrangements thereby delivering downstream benefits. The storage layer will also retain a proportion of the water for passive irrigation of the planters which will reduce the potable water demand for the Project.

173. The Project does not introduce any new uses that would be vulnerable to flood risk, rather it represents a series of interventions that would seek to make the Barbican more resilient to rainfall events and less prone to incidences of surface water flooding. The additional greening proposed across the podium will intercept a greater amount of rainfall and slow runoff, as will the engineered sustainable drainage measures in the form of surface water attenuation layer. As a result of these measures, it is considered that the Project would reduce the likelihood of surface water flooding on the Podium without increasing the risk of flooding to neighbouring properties or the wider area.

Amenity, Noise and Disturbance

174. London Plan Policy D13 requires the proposed development to mitigate noise-generating uses and Policy D14 aims to avoid significant adverse noise impacts on health and quality of life, and Local Plan Policies DM3.5 and DM15.7, seek 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.
175. The proposed development would not materially alter the use of this part of the Podium. The proposal would incorporate a slight increase in seating, a new water feature, the creation of play spaces and informal exercise equipment would be located within specific areas.
176. The Podium area prohibits cycling and the proposed scheme does not seek to alter this and there could be opportunities to include information about cycling within the future wayfinding and signage strategy.
177. Environmental Health Officers have reviewed this application and have no objection to the proposal subject to the inclusion of conditions relating to the construction phases of the development. They have considered the potential impacts to residential amenity and raised no concerns.
178. As part of this application the City of London Police have been consulted in relation to crime and anti-social behaviour. They have not raised any concerns in relation to the proposal and have commented that the proposed works would likely result in more residents and families spending time in the more attractive space which may deter potentially noisy activities from taking place.
179. The applicant has made amendments to the proposal to remove areas of amenity grass areas to reduce the ability for people to dwell in the areas to the north of Ben Jonson House. Informal play and exercise equipment has been located within the least sensitive areas of this part of the Podium to mitigate any potential noise associated impacts.
180. The proposed works may result in the softening of the podium area along with an increase in users which may in turn, as mentioned by the City of London Police, result in less unwanted behaviour occurring within this part of the podium. Officers consider that the proposal is acceptable in its current form and no further suppression interventions are required to prevent or deter skateboarding, cycling or parkour.
181. A deconstruction and construction management plan will be required by condition to ensure that noise and disturbance is controlled during the demolition and construction phases and ensure nearby sensitive receptors amenity is not detrimentally impacted.
182. Overall, subject to conditions, the development should not detrimentally impact on amenity of surrounding properties in respect of noise and disturbance. Therefore, the

Proposed Development complies London Plan Policy D13 and D14, Local Plan Policies DM3.5 and DM15.7, and Policies S1 and HL3 of the Draft City Plan.

Public Section Equalities Duty

183. 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.
184. 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.
185. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
186. 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.
187. This application has been assessed against the Equality Act 2010 and any equality impacts identified.
188. 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.
189. 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.
190. 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. The scheme has been designed to enhance accessibility across the site and a condition is recommended to require the submission and approval of a comprehensive accessibility management plan to ensure that the design and operation of this part of the Podium provides a more fully inclusive space for all to enjoy.
191. In addition the proposed development has been assessed against policy GG1 of the 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

192. 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”).
193. Insofar as the grant of planning permission will result in interference with the right to respect for a person's private and family life and home (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 proportionate, in the public interest and strikes a fair balance between the interests of the owner of the site, those living nearby and the community as a whole.
194. As set out above, it is the view of officers that there would be no infringement of Article 8 or Article 1 of Protocol 1 of the ECHR.

Conclusion on Planning Permission 22/01178/FULL

195. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the Development Plan and other relevant policies and guidance, SPDs and SPGs and relevant policies and advice including the NPPF, the draft Local Plan and considering all other material considerations.
196. The proposals would provide for repairs and enhancement and reimagination of part of one of the City of London's most significant public spaces, creating a more inclusive and user-friendly environment that is responsive to the needs of the City's residents, workers and visitors. The design of the public realm would demonstrate a significant uplift in urban greening supporting biodiversity and would be responsive to climate resilience.
197. The proposals would support the direction of travel for City's Climate Action Plan, Destination City and the Global City of Sport Strategy.
198. The proposals would be acceptable in regards to design, accessibility and public realm and therefore comply with Local Plan Policies CS10, DM10.1, DM10.2, DM10.4, DM10.8, CS11, DM11.2, CS19, DM19.2, DM19.3, and DM19.4; the emerging City Plan, relevant London Plan Policies, as well as relevant supplementary planning guidance including the GLA's Expanding London's Public Realm Design Guide and Play and Informal Recreation SPD.
199. The proposals continue a programme of phased repairs and renewal securing the future of the Podium an intrinsic element of the Barbican Estate (Grade II), Registered Historic Park and Garden (II*) and the Barbican and Golden Lane Conservation Area. The removal of the link building and the adoption of a more universal simple palette of materials would further enhance the significance of these designated heritage assets and this is deemed to be a moderate - modest heritage benefit. There would be continuity with the planting style adopted in Phase 1 and the additional incidental interventions would have a neutral impact on the significance of the designated heritage assets.
200. The proposals comply with Local Plan Policies CS12, DM12.1, DM12.2, and DM12.5; Draft Local Plan Policies S11 and HE1; London Plan Policy HC1 and the relevant NPPF policies regarding heritage assets. Special regard has been given to the desirability of preserving the Barbican Estate as a listed building including its setting and any features of special architectural or historic interest which the Estate possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Considerable

importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of Barbican and Golden Lane Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

201. The development would not detrimentally impact on amenity of surrounding properties in respect of noise and disturbance. Therefore, the Proposed Development complies London Plan Policy D13 and D14, Local Plan Policies DM3.5 and DM15.7, and Policies S1 and HL3 of the Draft City Plan.
202. It is considered that there would not be adverse impacts to microclimatic conditions as a result of this proposal and that the proposal would comply with London Plan Policy D8, Local Plan Policy DM10.1 and Draft City Plan Policy S8.
203. It is therefore considered that the proposal complies with the development plan when considered as a whole and there being no material considerations that indicate otherwise, it is considered that planning permission should be granted as set out in the recommendation and the schedules attached.

Conclusion on Listed Building Consent 22/01179/LBC

204. The proposals continue a programme of phased repairs and renewal, securing the future of the Podium an intrinsic element of the Barbican Estate (grade II) heritage significance. The removal of the link building and the adoption of a more universal simple palette of materials would further enhance the significance of the Barbican Estate and this is deemed to be a modest heritage benefit. There would be continuity with the planting style adopted in Phase 1 and the additional incidental interventions would have a neutral impact on the significance of the listed building preserving the special architectural and historic interest and setting of the Barbican Estate.
205. The proposals comply with Local Plan Policies CS12, DM12.1 and DM12.3; Draft Local Plan Policies S11 and HE1; London Plan Policy HC1 and relevant NPPF policies. Special regard has been given to the desirability of preserving the Barbican Estate as a listed building including its setting and any features of special architectural or historic interest which the Estate possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
206. Accordingly, Officers recommend that Listed Building Consent should be granted subject to conditions.

Background Papers

Existing Drawings

- BP2-ATK-ZZ-00-DR-AR-001001 Rev P01 (Existing General Location Plan)
- BP2-ATK-ZZ-00-DR-AR-011001 Rev P01 (Existing Link Building Podium Level Plan)
- BP2-ATK-ZZ-00-DR-AR-011002 Rev P01 (Existing Link Building Roof Plan)
- BP2-ATK-ZZ-00-DR-AR-011003 Rev P01 (Existing Link Building Elevations)
- BP2-ATK-ZZ-00-DR-AR-011004 Rev P01 (Existing Link Building Sections)
- BP2-ATK-02-00-DR-AR-101001 Rev P01 (Breton House Existing Podium Level Plan)

BP2-ATK-02-00-DR-AR-102001 Rev P01 (Breton House Existing Elevations)
BP2-ATK-02-00-DR-AR-102002 Rev P01 (Breton House Existing Detailed Elevations)
BP2-ATK-05-00-DR-AR-121001 Rev P01 (Conservatory Existing Podium Level Plan)
BP2-ATK-05-00-DR-AR-122001 Rev P01 (Conservatory Existing Elevations)
BP2-ATK-05-00-DR-AR-122002 Rev P01 (Conservatory Existing Plan And Elevation Details)
BP2-ATK-05-00-DR-AR-151001 Rev P01 (Shakespeare Tower Existing Podium Level Plan)
BP2-ATK-XX-XX-DR-LA-401001 Rev P01 (Public Realm Design Existing General Arrangement)
BP2-ATK-XX-XX-DR-LA-431004 Rev P01 (Public Realm Design Existing Softscape)

Application Documents

Design and Access Statement (Atkins, BP2-ATK-XX-XX-RP-LA-400001 Rev P03)
Addendum To Design and Access Statement (Atkins, BP2-ATK-XX-XX-RP-LA-400003 Rev P01)
Outline Specifications (Atkins, BP2-ATK-XX-XX-RP-LA-400002 Rev P01)
Microclimate Analysis (Atkins, BP2-ATK-XX-XX-RP-AR-000001 Rev P01)
Planning Statement (Atkins, BP2-ATK-XX-XX-RP-TP-000001 Rev P02)
Health Impact Assessment (Atkins, BP2-ATK-XX-XX-RP-TP-000002 Rev P02)
Outline Construction Environmental Management Plan (Atkins, BP2-ATK-XX-XX-RP-TP-000003 Rev P01)
Outline Traffic Management Plan (Atkins, BP2-ATK-XX-XX-RP-TP-000004 Rev P01)
Handling Note (Atkins, BP2-ATK-XX-XX-RP-TP-000005 Rev P01)
Flood Risk Assessment and Drainage Strategy (Atkins, BP2-ATK-XX-XX-RP-CE-700001 Rev P01)
Construction Zoning Plan Construction Timeline Zones Sheet 1 of 2 (Atkins, BP2-ATK-XX-XX-DR-LA-801004 Rev P02)
Construction Zoning Plan Construction Access Locations Sheet 2 of 2 (Atkins, BP2-ATK-XX-XX-DR-LA-801005 Rev P02)
Luminaire Specifications (Atkins, BP2-ATK-ZZ-XX-SP-EE-640012 Rev P01)
Biodiversity Net Gain Assessment (Atkins, BP2-ATK-XX-XX-RP-EC-000001)
Ecological Impact Assessment (Atkins, BP2-ATK-XX-XX-RP-EC-000002)
Heritage Statement (Atkins, B P2-ATK-XX-XX-RP-HC-000001)
Method Statement (Atkins, BP2-ATK-XX-XX-MS-Z-000001)
Statement Community Engagement (Comm Comm, BP2-COM-XX-XX-RP-CM-000001)
Inclusive Design Statement (LCL, BP2-LOC-XX-XX-RP-AS-000001)

Public Art Strategy and Implementation Strategy (Future City, BP2-FUT-XX-XX-RP-Y-000001)

Sustainability Statement (Atkins, BP2-ATK-XX-XX-RP-SU-000001)

Arboricultural Impact Assessment (Atkins, BP2-ATK-XX-XX-RP-AB-000001)

Cover Letter (Atkins, 23 May 2023)

Cover Letter (Atkins, 30 Nov 2022)

Representations

22/01178/FULL

21st January – Dr Linda Partridge
24th January – Mr Bruce Badger
25th January – Mr Christopher Ash
30th January – Mr Vernon Cole
30th January – Mr Michael Hayes
30th January – Simon Frew
30th January – Mrs Anne Page
3rd February – Dr Jane Bickerton
6th February – Mr Stephen Horrocks
9th February – Mrs Helen Hulson
10th February – Ms Feona Hamilton
14th February – Darrell Corner
16th February – Mr Stephen Chapman
16th February – Stephen Chapman
23rd February – Mrs Jacqueline Wilson
23rd February – Dr Alexander Wilson
2nd March – Dr Peter Stewart
23rd March – Ms Margareta Kern
23rd March – Ms Margareta Kern
2nd June - Dr Jane Bickerton
4th June – Dr Margaret Whittaker
4th June – Darrell Corner
5th June – Mr David Murray
6th June – Dr David Reeves
7th June – Mr John Spicer
11th June – Mr Michael Stone
11th June – Ms Jenny Burdett
11th June – Mr Stephen O'Hanlon
11th June – Mrs Helen Hulson
11th June – Dr John Rink
13th June – Mr Stephen Chapman
13th June – Mr Stephen Chapman

22/01179/LBC

3rd February – Dr Jane Bickerton
13th February – Jenny Addison
16th February – Mr Stephen Chapman
2nd June – Dr Jane Bickerton
5th June – Ms Wendy Spurry

11th June – Dr Alexander Wilson
11th June – Mrs Jacqueline Wilson
12th June – Mary Gilchrist
13th June – Mr Stephen Chapman

Consultee Comments

30 Jan 2023, Lead Local Flood Officer, Memo.
06 Feb 2023, Environmental Health Officer, Memo.
15 Feb 2023, Air Quality Officer, Memo.
13 Mar 2023, Air Quality Officer, Memo.
17 Mar 2023, Environmental Health, Memo.
13 Jun 2023, Sam Hutchings Sports Strategy, Email.
16 Jan 2023, Islington Borough Council, Letter.
01 Feb 2023, The Garden Trust, Letter.
09 Feb 2023, Historic England, Letter.
23 Feb 2023, Conservation Area Advisory Committee, Letter.

London Plan Policies

Policy CG1 Building Strong and Inclusive Communities

Policy CG3 Creating a Healthy City

Policy CG6 Increasing efficiency and resilience

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering Good Design

Policy D5 Inclusive Design

Policy D8 Public realm

Policy D11 Safety, security and resilience to emergency

Policy D14 Noise

Policy HC1 Heritage conservation and growth

Policy HC5 Supporting London's culture and creative industries

Policy G5 Urban Greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy SI1 Improving air quality

Policy SI2 Minimising greenhouse gas emissions

Policy SI4 Managing heat risk

Policy SI5 Water Infrastructure

Policy SI7 Reducing waste and supporting the circular economy

Policy SL13 Sustainable drainage

Policy T2 Healthy Streets

Policy T4 Assessing and mitigating transport impacts

Policy T7 Deliveries, servicing and construction

Relevant Draft City Plan 2036 Policies

S1 Healthy and inclusive city

HL1 Inclusive buildings and spaces

HL2 Air quality

HL3 Noise and light pollution

HL5 Location and protection of social and community facilities

HL9 Health Impact Assessment (HIA)
S2 Safe and Secure City
SA3 Designing in security
HS3 Residential environment
S6 Culture, Visitors and the Night -time Economy
CV2 Provision of Visitor Facilities
CV5 Public Art
S8 Design
DE1 Sustainability requirements
DE3 Public realm
DE4 Pedestrian permeability
DE8 Daylight and sunlight
DE9 Lighting
S9 Vehicular transport and servicing
VT1 The impacts of development on transport
S10 Active travel and healthy streets
AT1 Pedestrian movement
S11 Historic environment
HE1 Managing change to heritage assets
S14 Open spaces and green infrastructure
OS1 Protection and Provision of Open Spaces
OS2 City greening
OS3 Biodiversity
OS4 Trees
S15 Climate resilience and flood risk
CR1 Overheating and Urban Heat Island effect
CR3 Sustainable drainage systems (SuDS)
S16 Circular economy and waste
CE1 Zero Waste City

Relevant Local Plan Policies

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.

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.

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.

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.

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.

CS18 Minimise flood risk

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

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.

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.

DM10.4 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.

DM10.5 Shopfronts

To ensure that shopfronts are of a high standard of design and appearance and to resist inappropriate designs and alterations. Proposals for shopfronts should:

- a) respect the quality and architectural contribution of any existing shopfront;
- b) respect the relationship between the shopfront, the building and its context;
- c) use high quality and sympathetic materials;
- d) include signage only in appropriate locations and in proportion to the shopfront;
- e) consider the impact of the installation of louvres, plant and access to refuse storage;
- f) incorporate awnings and canopies only in locations where they would not harm the appearance of the shopfront or obstruct architectural features;
- g) not include openable shopfronts or large serving openings where they would have a harmful impact on the appearance of the building and/or amenity;
- h) resist external shutters and consider other measures required for security;
- i) consider the internal treatment of shop windows (displays and opaque windows) and the contribution to passive surveillance;
- j) be designed to allow access by users, for example, incorporating level entrances and adequate door widths.

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.

DM11.2 Public Art

To enhance the City's public realm and distinctive identity by:

- a) protecting existing works of art and other objects of cultural significance and encouraging the provision of additional works in appropriate locations;
- b) ensuring that financial provision is made for the future maintenance of new public art;

- c) requiring the appropriate reinstatement or re-siting of art works and other objects of cultural significance when buildings are redeveloped.

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.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

DM12.5 Historic parks and gardens

1. To resist development which would adversely affect gardens of special historic interest included on the English Heritage register.
2. To protect gardens and open spaces which make a positive contribution to the historic character of the City.

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.

DM15.5 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.

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.

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.

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.

DM19.3 Sport and recreation

1. To resist the loss of public sport and recreational facilities for which there is a continuing demand, unless:

- a) replacement facilities are provided on-site or within the vicinity that meets the needs of the users of that 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 sport and recreation facilities which could be met on the site.

2. Proposals involving the loss of sport and recreational facilities must be accompanied by evidence of a 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 at reasonable terms for sport and recreational use.

3. The provision of new sport and recreation facilities will be encouraged:

- a) where they provide flexible space to accommodate a range of different uses/users and are accessible to all;
- b) in locations which are convenient to the communities they serve, including open spaces;
- c) near existing residential areas;
- d) as part of major developments subject to an assessment of the scale, character, location and impact of the proposal on existing facilities and neighbouring uses;
- e) where they will not cause undue disturbance to neighbouring occupiers.

4. The use of vacant development sites for a temporary sport or recreational use will be encouraged where appropriate and where this does not preclude return to the original use or other suitable use on redevelopment.

DM19.4 Play areas and facilities

1. The City Corporation will protect existing play provision and seek additional or enhanced play facilities or space, particularly in areas identified as deficient, by:

- a) protecting existing play areas and facilities and, on redevelopment, requiring the replacement of facilities either on-site or nearby to an equivalent or better standard;
- b) where the creation of new play facilities is not feasible, requiring developers to work with the City Corporation to deliver enhanced provision nearby;
- c) requiring external play space and facilities as part of new residential developments which include 20 or more family units (those with 3 or more bedrooms) or 10 or more affordable units of 2 or more bedrooms;
- d) promoting opportunities for informal play and play within open spaces where it is not possible to secure formal play areas.

2. Play areas and facilities should not be located where they would cause undue disturbance to neighbouring occupiers.

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.

SCHEDULE

APPLICATION: **22/01178/FULL**

Barbican Estate London EC2Y 8EN

(Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

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 works, 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: To ensure that the development does not give rise to environmental impacts that are in excess of or different to those assessed in the Environmental Statement and 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 development starts.
- 3 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.

- 4 Prior to the commencement of development including any demolition 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.

- 5 Prior to the commencement of development, an accessibility management plan shall be submitted to the Local Planning Authority which shall provide specific details on how the development will be constructed, operated and managed to ensure that the highest possible standard of accessibility is provided. This management plan shall include accessibility details for the publicly accessible spaces. The agreed scheme shall be implemented before the development hereby permitted is brought into use and retained as such for the lifetime of the development.

REASON: To ensure the hotel provides a fully accessible and inclusive facility in accordance with Policy DM10.8 and Policy D5 of the London Plan.

- 6 Prior to the commencement of development 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

- 7 Prior to any works to the trees, a method statement shall be submitted to and approved by the local planning authority setting out the methodology for the transplanting of any suitable trees to an offsite location or for felling any unsuitable trees, the evaluation process for assessing how the timber may be reused within the development. Within 1 year from the approval of such details, a statement shall be submitted to and approved by the local planning authority setting out the findings of the timber analysis and the details of how the timber will be reused within the

development. The development shall be carried out in accordance with the approved details.

Reason: To ensure existing trees can either be replanted in a new location off site or used in the new development as timber features further to policies G7 of the London Plan, Policy DM19.2 of the Local Plan and Draft Local Plan Policy OS4.

- 8 All unbuilt surfaces, including public realm, shall be treated in accordance with a landscaping scheme, including details of:
- (a) the position, size and types of planting and method of irrigation;
 - (b) details of the final Urban Greening Factor of the scheme;
 - (c) Irrigation, including provision for harvesting rainwater run-off from surfaces to supplement irrigation;
 - (d) Details of all soft landscaping including species and contribution to enhance biodiversity;
 - (e) Maintenance plans for all proposed landscaping;
 - (f) Communal Planters location, design, size and materials ;
 - (g) Contribution to biodiversity enhancement of all landscaping
 - (h) Details of seating and street furniture

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 and prior to occupation. 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 the lifetime of the development shall be replaced with trees and shrubs of the same 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.

- 9 Before the works thereby affected are begun, a specification of the pavements including a sample mock up panel measuring a minimum of 1.20 metres x 1.20 metres of the agreed sections of pavers shall be built, including details of grouting and expansion joint, to be viewed and agreed on site and in writing by the Local Planning Authority alongside Historic England and thereafter retained on site for the duration of the project and all development pursuant to this permission shall be carried out in accordance with the approved details.

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: DM12.3

- 10 Before any works thereby affected are begun the following details 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 surface treatments;
- b) Typical details of junctions between pavers and adjoining areas of surfacing and soft landscaping;
- c) Details of the junction and blending of the pavements between Phase 1 and Phase 2;
- d) Typical details of the junction between the play and exercise surfaces and the landscape planters and pavers;
- e) Details of seating, planter and bench details and interfaces with paving.
- f) Details of interfaces between the new Exhibition Hall Entrance building with historic buildings and structures;
- f) Details of new external doors and windows.
- i) Details of play equipment.
- i) Details of exercise equipment.

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 DM12.1, DM12.2 and DM12.5

- 11 Before any works hereby consented are begun, a methodology for the dismantling and removal of the existing art works on the Podium, and details of the safe storage of the art work shall be prepared by a suitably qualified professional and submitted to and approved in writing in by the Local Planning Authority. The removal and storage of the artworks shall only be carried out in accordance with the approved details.

REASON: To ensure the safe keeping of the art work to allow for future reinstallation in accordance with the following policies of the Local Plan: DM12.1, DM12.2, DM12.5.

- 12 Prior to the commencement of the relevant works, further details of the Public Art Strategy shall be submitted to and approved by the local planning authority. All works approved pursuant to this condition shall be carried out in accordance with the approved details:
- (i) Restaging Heritage: Final details of the location and reinstallation within the planting of the John Ravera Dolphin Sculpture and Charlotte Mayers Ascent;
 - (ii) Wayfinding Installation: Final details of the temporary Wayfinding Installation including location, design, installation and dismantling;
 - (iii) Landscape Artwork Trail: Final location of the permanent artwork within the podium landscape
 - (iv) Theatre Nature Installation: Final location of the permanent artwork within the podium landscape

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, DM11.2 DM12.1, DM12.2 and DM12.5.

- 13 Prior to the completion of the scheme, a management plan covering the details of the maintenance and management of the space including both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All

works pursuant to this consent shall be carried out in accordance with the approved details.

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, DM12.1, DM12.2 DM12.3 and DM12.5.

- 14 Prior to completion of the scheme the following details relating to signage shall be submitted to and approved in writing by the Local Planning Authority and all signage placed on the development site shall be in accordance with the approved details:

(a) A comprehensive signage strategy for wayfinding across the development and the wider Barbican Estate including shall be submitted including directional signage to the podium as a public space. This strategy shall be devised in conjunction with Barbican Arts Centre, City of London Girls School, Barbican Estate Office, Guildhall School of Music and Drama and the Barbican Association.

(b) The signage strategy shall make provision for clear signs to be placed in prominent positions on and in approaches to the development site , including signage indicating access points for the publicly accessible free space and details shall be provided;

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, DM12.1, DM12.2 and DM12.5.

- 15 Notwithstanding the details shown on the documents hereby approved, the illuminated external lighting, in line with the City of London Lighting Strategy, shall:

- o Ensure the maximum luminance does not exceed 150cd/m2.
- o Ensure High CRI white light is used, with colour temperatures of 2700k.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.1, DM12.2 and DM12.5.

- 16 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.

- 17 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: BP2-ATK-XX-XX-DR-Z-801001 Rev P02 (SCHEME LOCATION PLAN), BP2-ATK-XX-XX-DR-Z-801002 Rev P02 (SCHEME BOUNDARY PLAN), BP2-ATK-XX-XX-DR-Z-801003 Rev P02 (DEMOLITION PLAN), BP2-ATK-ZZ-00-DR-AR-012001 Rev P02, BP2-ATK-ZZ-00-DR-AR-012002 Rev P02, BP2-ATK-ZZ-00-DR-AR-012003 Rev P01, BP2-ATK-ZZ-00-DR-AR-012004 Rev P01, BP2-ATK-ZZ-00-DR-AR-014001 Rev P01, BP2-ATK-ZZ-00-DR-AR-014002 Rev P01, BP2-ATK-02-00-DR-AR-102003 Rev P01, BP2-ATK-02-00-DR-AR-102004 Rev P01, BP2-ATK-02-00-DR-AR-104001 Rev P01, BP2-ATK-05-00-DR-AR-124001 Rev P01, BP2-ATK-05-00-DR-AR-124002 Rev P01, BP2-ATK-05-00-DR-AR-124003 Rev P01, BP2-ATK-05-00-DR-AR-151002 Rev P01, BP2-ATK-XX-XX-DR-LA-400010 Rev P01, BP2-ATK-XX-XX-DR-LA-400011 Rev P02, BP2-ATK-XX-XX-DR-LA-401006 Rev P09, BP2-ATK-XX-XX-DR-LA-401007 Rev P09, BP2-ATK-XX-XX-DR-LA-401008 Rev P09, BP2-ATK-XX-XX-DR-LA-401009 Rev P09, BP2-ATK-XX-XX-DR-LA-401010 Rev P08, BP2-ATK-XX-XX-DR-LA-401011 Rev P02, BP2-ATK-ZZ-XX-DR-LA-403001 Rev P02, BP2-ATK-ZZ-XX-DR-LA-403002 Rev P03, BP2-ATK-ZZ-XX-DR-LA-403003 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424001 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424002 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424003 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424004 Rev P02, BP2-ATK-ZZ-XX-DR-LA-424005 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424006 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424007 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424008 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424009 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424010 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424011 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424012 Rev P01, BP2-ATK-ZZ-XX-DR-LA-424013 Rev P01, BP2-ATK-XX-XX-DR-LA-431001 Rev P09, BP2-ATK-XX-XX-DR-LA-431002 Rev P01, BP2-ATK-XX-XX-DR-LA-431003 Rev P01, BP2-ATK-ZZ-XX-DR-LA-434001 Rev P01, BP2-ATK-ZZ-XX-DR-LA-434002 Rev P01, BP2-ATK-ZZ-XX-DR-LA-434003 Rev P01, BP2-ATK-ZZ-XX-DR-LA-444001 Rev P01, BP2-ATK-ZZ-XX-DR-LA-444002 Rev P01, BP2-ATK-XX-XX-DR-CE-711001 Rev P02, BP2-ATK-XX-XX-DR-CE-714001 Rev P01, BP2-ATK-XX-XX-DR-CE-714002 Rev P01, BP2-ATK-XX-XX-DR-CE-714003 Rev P01, BP2-ATK-XX-XX-DR-CE-714010 Rev P01, BP2-ATK-XX-XX-DR-CE-714011 Rev P01, BP2-ATK-XX-XX-DR-CE-714012 Rev P01, BP2-ATK-XX-XX-DR-BS-803001 Rev P01, BP2-ATK-ZZ-00-DR-EE-640001 Rev P01, BP2-ATK-ZZ-00-DR-EE-641002 Rev P02, BP2-ATK-ZZ-00-DR-EE-641003 Rev P02, BP2-ATK-ZZ-00-DR-EE-641004 Rev P02, BP2-ATK-ZZ-00-DR-EE-641005 Rev P02, BP2-ATK-ZZ-XX-DR-EE-644006 Rev P01, BP2-ATK-ZZ-XX-DR-EE-644007 Rev P01, BP2-ATK-ZZ-XX-DR-EE-644008 Rev P01, BP2-ATK-ZZ-XX-DR-EE-644009 Rev P01, BP2-ATK-ZZ-XX-DR-EE-644010 Rev P01.

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 You are advised the detailed design and method of installation and maintenance of the Landscape Artwork Trail and Theatre Nature Installation would require a separate Listed Building Consent.

- 3 The landowners, managing operators and tenants are required to adhere to the actions of the Considerate Lighting Charter as set in the City of London Appendix A of the City of London Lighting Supplementary Planning Document 17/11/2022

- 4 You are advised the detailed design including method of installation and maintenance of the Landscape Artwork Trail and Theatre Nature Installation would require a separate Planning Permission.

- 5 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.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Linda Partridge

Address: 926 FROBISHER CRESCENT LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I think these proposals are in general excellent, but I am strongly opposed to the informal play area. Friends in Seddon House are plagued by noise from the playgrounds below. Although the intention there is provide play areas for younger children, in practice older children play noisy and disruptive games of various kinds, and the area is not policed. There is already quite a lot of disruptive and potentially dangerous skate boarding on the podium, and the last thing I want to see is encouragement of activities that should be taking place on a playing field, not on an already highly urban residential space.

Comments for Planning Application 22/01178/FULL

Application Summary

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Bruce Badger

Address: Flat 338, Ben Jonson House, Barbican Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposal is a pretty shocking misallocation of funds, especially at a time of economic stress.

The photographs of stained and damaged tiles included in the phase 2 design and access statement could just as easily have been taken in and around Beech Gardens (the results of Phase 1) which has plenty of blocked drains and damaged tiles. Even the bucket shot could have been taken in offices below Beech Gardens long after Phase 1 was declared complete. In retrospect, Phase 1 was a really bad idea mainly because the critical underlying issue was not addressed (the drains were not fixed first) but also because the end result is no better than the current state of the area slated for phase 2. Fixing the drains plus a well funded maintenance programme would have produced a much better outcome than the phase 1 project, and would have been far less stressful all around.

So rather than use the allocated funds on phase 2 as proposed, allocate tranches of the money to: >>> Fix the drains <<< (I know work for this is proposed in phase 2, but this should not just be a one-off "project" to fix the drains, rather it should be part of maintenance)

Establish a rolling maintenance programme for the drains including a long term vision of how site drainage will evolve.

Re-visit and repair the Phase 1 work at Beech Gardens. The drains should be fixed, of course, and damaged and stained tiles should be replaced as needed.

Start a programme of rolling maintenance for the highwalks as a whole using best practice materials (e.g. for now, the tiles used on for Phase 1 Beech Gardens can be used to replace damaged tiles elsewhere).

Remove Yellow Shed. Often promised and dangled as a carrot: "if you residents would only approve our latest plan X we promise to finally remove the shed!" ... only to recant and leave the shed in place (... a handy carrot for the future).

Restore the automated drip water system. Should be fine with fixed drains. More efficient for staff & save water too.

Comments for Planning Application 22/01178/FULL

Application Summary

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Christopher Ash

Address: Flat 96, Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I think the scheme is good, perhaps long overdue and therefore welcome.

However - one small concern. This is the proposed provision of community planters / gardens to the north of the podium at Breton House and elsewhere.

I understand whilst on paper and in terms of public consultation these would seem to be a winner, however I am highly sceptical and believe they would just be left as un-maintained and therefore weed - filled containers for the following reasons:

1. They are too small to provide meaningful or useful planting / growing space
2. They are not overlooked by any of the flats and therefore are liable to abuse / misuse
3. Almost all the flats in Breton are studios - many of which are intermittently occupied as pied-a-terre type accommodation or are sublet to tenants. This usage I suggest precludes people investing in using the planters to grow produce. There are also over 100 flats - so hard for anyone really to feel "ownership" or invested in the planters.
4. There is little evidence of interest in horticulture in Breton House if the use of the window boxes to every flat is anything to go by.
5. Existing community gardens / planters down by Shakespeare Tower appear long since abandoned to weeds suggesting little viable demand

6. How would the planters be allocated?

In all, it sounds lovely, but in practice I fear it is a bad idea and that instead the proposed community gardens should be absorbed into the main managed landscape. However - it could be that they are used for growing herbs etc that residents may then take advantage of?! Just a thought. But it would otherwise be disappointing when a great scheme has been implemented to have these sad forlorn planters lurking at its margins....

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Vernon Cole

Address: Seddon House London

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Noise

Comment: Good idea to get rid of the awful yellow link building. Bad idea to install a children's play area as this encourages noise disturbance as already occurs at Seddon House.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Michael Hayes

Address: Flat 7 Speed House Silk Street Barbican London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Noise
- Residential Amenity

Comment: Whilst broadly supporting the proposed works, especially the removal of the exhibition 'box', the landscaping and the general objectives, why on earth is an "informal play and exercise area" required? The podium is surrounded by resident's flats and is obviously not a public park where such activities should take place.

If that particular aspect of the proposal is removed entirely, this necessary and important work will be welcomed.

Begum, Shupi

From: Simon Frew [REDACTED]
Sent: 01 February 2023 10:26
To: PLN - Comments
Cc: Robinson, Jessica; Zdunik, Rafal
Subject: Re: Barbican Podium Phase 2

THIS IS AN EXTERNAL EMAIL

Shupi

345 Ben Jonson House, Barbican, London EC2Y 8NQ.

Best regards

Si Frew

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sifrew.com%2F&data=05%7C01%7Cplnc omments%40cityoflondon.gov.uk%7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96 be8%7C0%7C0%7C638108440197815229%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMz liLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ploOGwNRn0BBpOgHgD%2F x852wmD%2BLLnGL Mt7GrukPbcQ%3D&reserved=0>

Sent from my iPhone 14 Pro

> On 1 Feb 2023, at 10:04, PLN - Comments [REDACTED] wrote:

> Dear Simon Frew,

>

> Thank you for your email. I can confirm receipt of your comments. However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them. In light of the above, please can you provide a full address?

>

>

> Kind Regards

>

>

> Shupi Begum

> Planning Administrator | Development Division City of London Corporation

> | Environment Department | Guildhall | London | EC2V 7HH

> [REDACTED] |

> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.c>

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> MDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sda

> ta=BJi1lr25DCOcRPcECTpXsizWqVGD38mko5SCXjpn%2B8%3D&reserved=0

> Juliemma McLoughlin

> Executive Director Environment

>

>

>
> -----Original Message-----
> From: Simon Frew [REDACTED]
> Sent: 30 January 2023 12:23
> To: PLN - Comments [REDACTED]
> Subject: Barbican Podium Phase 2
>
> THIS IS AN EXTERNAL EMAIL
>
>
> Jessica & Colleagues
>
> Please ensure no seating, play areas etc are under windows. The noise from these causes problems working from home or trying to sleep.
>
> Thanks
>
> Si
> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sifrew.com%2F&data=05%7C01%7Cplncomments%40cityoflondon.gov.uk%7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638108440197815229%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ploOGwNRn0BBpOgHgD%2F%2F852wmD%2BLInGLMt7GrukPbcQ%3D&reserved=0>
>
> Sent from my iPhone 14 Pro
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail.
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> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C01%7Cplncomments%40cityoflondon.gov.uk%7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638108440197815229%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=BlJi1lr25DCOcRPcECTpXsizWqVGD38mko5SCXjpn%2B8%3D&reserved=0>

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mrs Anne Page

Address: 191 Cromwell tower London ECY2 8DD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Plans sound good, specially getting rid of the unsightly yellow cross building, always full of old furniture.

Great to have more planters for the community - please could I have one? I would put simple herbs in it for anyone to use, or better still if the wonderful City gardeners could do the same and I could just use the produce.

Great to have further play space for children and young people. (Keep it simple). The use by so many of the high walks for exercise, filming, transit and fun keeps the place lively, unnecessary to police, entertaining.

Now just hang on to Bastion House, and extend the City of London Girls School into the former Museum building...

Comments for Planning Application 22/01178/FULL

Application Summary

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object to the revised planning documents for the inclusion of new amenity grass as seating areas, and to the addition of new seats on the northern side of Ben Jonson House because they will all have negative impact on the quality of life for Ben Jonson residents and have the potential to increase antisocial behaviour.

In October 2021 following a Barbican Podium Project Team consultation with the Barbican Residents concerning this work, it was stated that the team had listened to the residents and that there would only be "seating in the central parts of the podium". The plans now show seating on the northern side of Ben Jonson House which is not in the central area of the podium, rather it is at the back of Ben Jonson House where the majority of the bedroom windows are situated.

Amenity grass was removed from the Beech Gardens 1 plans by Professor Dunnett in 2013 and yet we have new and expanded amenity grass areas on the podium 2 planning submission.

How does Professor Dunnett envisage the amenity grass being used? Is it to be closely mown lawn, or does he expect it to be kept longer with the intention for it to be a habitat to encourage biodiversity and to assist with reducing rainfall run-off.

In summary, if the amenity grass is intended for socialising and sitting on the northern side of Ben Jonson and seats are added they will not be in the "central parts of the podium" .

Thank you for your consideration.

Comments for Planning Application 22/01178/FULL

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Horrocks

Address: 37 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Residential Amenity

Comment: All I can say is at last ! The unsightly and horrendous yellow link building should never have been built in the first place and the whole area is in dire need of renovation. I would however counsel to avoid the play area proposal as there are a large number of flats nearby. Living in Speed House with a play area in the gardens, this can get very noisy and intrusive at times, especially in the summer when you have the windows open. The proposed area would be substantially closer to the BJH flats compared with the Speed House garden play area and with all the hard surface surfaces it would also be substantially noisier. Lastly there is no point planting beautiful gardens if they are not maintained. The area next to Breton is looking very bedraggled now. Other than that, a thoroughly excellent proposal.

Comments for Planning Application 22/01178/FULL

Application Summary

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Case Officer: Jessica Robinson

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:Concerns:

The play area at the western end is likely to have a negative impact on BJH residents' amenities in terms of noise. The multiple hard surfaces of surrounding buildings will exaggerate the sound of excited young voices.

The planting plans promise much in terms of beauty, but will be depend on very regular maintenance. Is there a guarantee that such a level of maintenance can be sustained into the future? Why are amenity lawns featured here but not in Beech Gardens?

There is a round bed on the North side of Ben Jonson House at the top of the ramp leading up from Golden Lane. In my view this should be retained in its circular form with plants/trees, rather than replacing it with an oval design including a strip of lawn. The circle is a theme running through the original designs.

On the positive side:

The proposals are largely welcome and the level of consultation with responsive alterations to the original plans is very encouraging.

The removal of the yellow link building will greatly enhance the vista from one end of the highwalk to the other and make it easier to navigate.

The retention of the existing water features is welcome.

The increase in green landscaping will be ecologically beneficial and will create a more pleasant environment for pedestrians. This is particularly true for the area outside the Conservatory.

The attention to detail in the designs and use of materials appears respectful of the listed status.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Ms Feona Hamilton

Address: Flat 352 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I note that the plan shows an informal play and exercise area directly beneath my flat. You are apparently unaware that any sounds, in this particular space is magnified by the echo off the walls of the concrete vents, Cromwell House, and Ben Jonson House. We are already coping with the unavoidable noises from Golden Lane Campus directly behind this part of Ben Jonson House. Please, please resite this play area away from this part of the highwalks.

Begum, Shupi

From: Darrell Corner [REDACTED]
Sent: 14 February 2023 12:42
To: PLN - Comments
Subject: Barbican Podium Phase 2 (22/01178/FULL)

THIS IS AN EXTERNAL EMAIL

I refer to your letter of 27 January 2023.

Whilst there is much to commend your Proposal, as long term resident and leaseholder of Ben Jonson House, I would ask that you consider the following:-

- 1) Removing the "informal play and exercise area". This is incompatible with what should be the purpose of the Podium i.e. to provide space in the midst of our busy city for peace and reflection. Moreover, such an area will inevitably provide a focal point to encourage the grouping of youths in the evenings with the potential for ASB and other crime, with associated noise disturbance. It should be remembered that there is a full play and exercise area at the Golden Lane Sports and Leisure Centre as well as Fortune Street Park – both close-by. There is no case for these facilities to be replicated on the Podium.
- 2) The use of cycles on the Podium is already a serious hazard to residents and users. This Proposal should represent an opportunity to install cycle repression measures e.g. barriers on the entrance ramps which prevent the passing of ridden cycles as well as much enhanced prohibition notices.

Thank you.

Darrell Corner
565 Ben Jonson House
Barbican, EC2Y 8NH

Sent from [Mail](#) for Windows

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I OBJECT to the proposals on the following grounds:

1. I am concerned at the number of benches for people to sit that are proposed under the windows to the north side of Ben Jonson House at the west end of the Building where there are many bedrooms which will potentially cause noise, disturbance and affect residents' sleep. In your Newsletter no 2 to residents dated October 2021 in response to concerns expressed about seating placed by residents' windows, you stated that you had designed seating in the central part of the Podium. However, there is far more seating than currently existing under the north facing windows. I had understood that the Podium Committee were removing these so am very concerned that these benches are still in the proposals.

2. I am also concerned at the amount of amenity grass on the north side of Ben Jonson House which will also encourage noise, disturbance and, further, defecation by dogs and sexual activity as has been experienced by residents near the existing pieces of amenity grass. Indeed the

largest piece of amenity grass in the whole proposal is under the bedroom windows at the west end of the Building. This can make life for residents intolerable. The north side is a hidden area which could encourage loitering and possibly drug dealing. I am surprised at the increase in amenity grass in view of the Podium Committee's expressed desire to reduce antisocial behaviour and think it should be reduced significantly.

3. I am also very concerned at the proposed play areas in front of Ben Jonson House at the west end of the building. Such play areas so near to residential premises will cause serious disturbance and are entirely inappropriate. Existing play areas near Seddon House are causing a great deal of disturbance.

For these reasons I am OBJECTING to your proposals.

All the above comments/objections relate to both the Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC.

Begum, Shupi

From: Stephen Chapman [REDACTED]
Sent: 16 February 2023 00:32
To: PLN - Comments
Cc: Robinson, Jessica
Subject: Barbican Podium Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC

THIS IS AN EXTERNAL EMAIL

FOR THE ATTENTION OF THE CASE OFFICER JESSICA ROBINSON
YOUR REF:22/01179/FULL; 22/01178/FULL;

This e mail is from the Ben Jonson House Group Committee

We OBJECT to the proposals in both Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC on the following grounds:

1. We are concerned at the number of benches for people to sit that are proposed under the windows to the north side of Ben Jonson House (where there are many bedrooms) which will potentially cause noise, disturbance and affect residents' sleep. In your Newsletter no 2 to residents dated October 2021 in response to concerns expressed about seating placed by residents' windows, you stated that you had designed seating in the central part of the Podium. However, there is far more seating than currently existing under the north facing windows. We had understood that the Podium Committee was taking this into account so we are very concerned that they are still in the proposals.
2. We are also concerned at the amount of amenity grass on the north side of Ben Jonson House (both west and east ends) which will also encourage noise, disturbance and, further, defecation by dogs and sexual activity as has been experienced by residents near the existing pieces of amenity grass. This can make life for residents intolerable. We are surprised at the increase in amenity grass in light of the Podium Committee's expressed desire to reduce antisocial behaviour and think it should be reduced significantly.
3. We are also very concerned at the proposed play areas in front of Ben Jonson House - at both ends of the building. We think that such play areas so near to residential premises will cause serious disturbance and are entirely inappropriate. Existing play areas near Seddon House are causing a great deal of disturbance.
4. The proposed new planting which we had understood was supposed to be low maintenance looks as though it will be high maintenance. We are therefore concerned that there needs to be an ongoing programme to look after the planting as if there isn't one, it will very soon look neglected.

For these reasons we are OBJECTING to your proposals.

Ben Jonson House Group Committee

Sent on behalf of the Committee by:
Stephen Chapman
Treasurer
Ben Jonson House Group
304 Ben Jonson House

Barbican
London
EC2Y 8NQ

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mrs Jacqueline Wilson

Address: 52 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I have said that I object but I have only one objection to what otherwise seems an eminently sensible project. However, from the point of view of residential amenity it is a very important one.....potential noise from a proposed play area in one of the new grassy areas on the podium between Ben Johnson House and Shakespeare Tower. I have given feedback on this previously but feel that it needs to be re-emphasised at this time.

The 'Dolphin Fountain' is a source of noise when teenagers and early 20s young persons use it as a paddling pool, invariably accompanied by shouting and music. This was not its function. These incidents were the source of many ASB complaints during summer months, the problem was exacerbated by the need to have one's windows open during summer. I welcome the idea of moving the 'Dolphin Fountain' but am concerned that it will be replaced by another area which also has the potential to be a noise source. A play area with climbing or jumping equipment will not only be used by young children but also by these much older youths and it will simply replace the Dolphin Fountain as a noise source. If this aspect of the plan was removed I would wholly support it, but with it included, even if only as a potential element at this stage, I have to say that I cannot support it.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Alexander Wilson

Address: 52 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: There are many good aspects to this proposal but I fear that the plan introduces too many areas where people can make noise. These include an increase in the number of seating areas around the podium and more importantly the increase in the number of grassy areas. The latter, in my experience, encourage groups of persons (mainly late teens and early 20s) to hold impromptu gatherings, consuming alcohol and behaving rowdily with much shouting. Clearly the designers do not intend this as the use of these areas but that is what they will be used for.

Another concern is the proposed play areas. I am especially concerned with the one proposed between Ben Johnson and Shakespeare. The 'Dolphin Fountain' (DF) is currently located there in the middle of a grassy area. It has been a source of summer noise with groups of young people using it as a paddling pool - always accompanied by shouting and often by music. Many ASB complaints resulted. I welcome the plan to move the DF but urge you to not to replace it with another potential noise source. The fact that it is planned to have climbing and jumping facilities in the play areas means that it will be attractive to the same sort of people who misused the DF. This will likely be a summer problem but as such it will be exacerbated by the need to have our windows open in the summer.

There seems to be emphasis on 'public amenity' by providing areas where they can stop and

spend time on the podium but some of these are negative towards 'resident amenity'. I think that a rebalancing between public and resident amenity is not an unreasonable request. To be specific I have three such:

1) move the DF and do not place it in a grassy area

2) do not put play areas where their use or misuse will create a noise problem for residents

3) Do not create so many grassy areas. Instead plant with shrubs as the plan contains many other seating areas for persons visiting the podium.

I would support a plan modified as requested.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Peter Stewart

Address: 222 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:

Please can design measures (eg planting, button or ridged tiles etc) be implemented which will limit antisocial activity on the podium @ Ben Jonson Place.

Many skateboarders and those practicing parkour (jumping from structure to structure) use the Ben Jonson Place podium almost every day in summer. Sometime up to 20 at a time. It is very disruptive and noisy to the many residents of Ben Jonson House whose flats front directly onto the podium.

As a way of limiting the attractiveness of the podium as a skateboarding surface / parkour area, please can design measures be implemented eg - "ridged" / "buttoned" tiles (manufactured in the same material / colour as the new tiles), planting around solid structures to diminish accessibility etc.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Ms Margareta Kern

Address: Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: While I broadly support the current proposals, especially the removal of the 'yellow building', I have selected 'object' as I have two major concerns that I hope can be addressed in an otherwise welcome proposal:

1. I concur with my neighbours in Ben Jonson House about the added benches to the north side, especially as one of the benches appears to be a straight bench, and this has a great potential for ASB especially the skaters (as I have already communicated to the Podium Team but as I see these benches are still in the proposal I feel it is important to reiterate these points). The benches will be under the windows to the north side of Ben Jonson House and the west side of Breton house, where there are many bedrooms including my own - all this will potentially cause noise, disturbance and affect residents' sleep and peace.
2. My second concern is to do with the proposed locations for the storage and the materials access to the Podium - especially the corner of Golden Lane/Beech Street (opposite or next to the Exhibition Hall). Breton House residents have in the summer of 2022 had contractor Riney use that corner for the tool and welfare units and they were a constant source of excruciating noise, especially as they were occasionally used by them for other projects, adding unnecessary noise to

the already noisy road works (at one point at 5am!). The sound echoes so that for example dropping a tool or simply opening the container door sounds a lot worse as the amplifies and ricochets. I am very concerned that the residents facing that corner (Ben Jonson and Breton) will suffer the noise for the duration of the podium works (2 years +) rather than only for the duration of the works on the nearby section (eg 6 months versus 2 years) and would like reassurance from the Podium Team that the storage and access will be equally distributed across the project's duration as well as the locations.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Ms Margareta Kern

Address: Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: In addition to my previous comment, I simply wanted to add that the residents of Breton House and Ben Jonson House will need to endure the noise from the 1 Golden Lane development which is starting on 3rd April, and will last a couple of years.

Would the Podium Team please take this into account when allocating the storage and access locations as well as when the works on the north podium will take place - ideally to complete this section while 1 Golden Lane is also creating construction noise. If not, we/the residents of this particular corner (Golden Lane/Beech Street) could potentially suffer from a prolonged period of noise which needless to say can and will have detrimental effect.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Dear Juliemma

Observations for listed building consent and full planning permission.

I am responding to the podium consultation part 2 proposal sent out on May 30th, 2023.

I have concerns to raise that relate to flowers, birds, trees, colour, light, seating, sound and noise.

1. I am glad that a water feature remains on the south side of Ben Jonson House (BJH) all be it in a slightly different place and form. I am hoping it will include water spray and sounds as sunlight plays on the water in the breeze.

2. I like that the plan includes trees but am concerned that the type of trees so close to our flat

balconies especially on the north side lower floors in BJH will reduce the amount of light in the flats. Trees increase lovely bird life and song but also here on the podium the squirrel population who eat our bulbs.

3. I enjoy so much the Nigel Dunnett design for Barbican Podium Phase 1 but find the Phase 2 design appears to lack the variety of flowers and colour. We were told the budget was more limited at our end of the podium but it remains a Barbican 2 star listed garden. Furthermore, Flowers amongst the greenery would attract insects and bees but I don't see them in the plan. Is there a detailed plan for seasonal plantings for Podium Phase 2 that we can see?

4. Finally, there are two added benches on the western end of the Northside of BJH where the majority of the bedrooms are situated. These benches have the potential to increase antisocial behaviour and reduce health and well-being for the residents due to lack of sleep from ASB.

Thank you for giving me the opportunity to share my views.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Margaret Whittaker

Address: 542 Ben Jonson London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the playground areas proposed to construction directly in front of Ben Jonson due to the noise and the open access of the proposed design. The proposed works are being performed in a public access area, and as density of the surrounding areas increases exponentially, non-Barbican residents will gravitate towards these areas. Those of us in Ben Jonson with small flats make regular use of our balconies to feel less enclosed. The proposed design will most certainly result in noise pollution and adversely affect our quality of life.

Sincerely,

Margaret

Watson, Davis

From: Darrell Corner [REDACTED]
Sent: 04 June 2023 14:47
To: PLN - Comments
Subject: Re: Application Consultation (22/01178/FULL) Barbican Estate, London EC2Y 8EN

THIS IS AN EXTERNAL EMAIL

I refer to your email and letter dated 30 May 2023 and my previous submission dated 14/02/2023.

Whilst there are many features in the proposal which are commendable, I OBJECT to the continued inclusion of an "...informal play and exercise area...".

The Objection is based on the grounds that the purpose of the Podium is to provide a sanctuary of peace and calm in the midst of our busy city - to benefit residents, staff from adjacent places of work and Barbican visitors. Provisions for "informal play and exercise" run entirely counter to this purpose. Moreover, they replicate existing facilities at the Golden Lane Sports & Leisure Centre - just two minutes away, and the close-by parks in Fortune Street, Finsbury Square and Finsbury Circus.

Attention should also be given to the fact that "play and exercise areas" in the Podium will also attract groups of youths in the evenings with the accompanying potential of noise disturbance, ASB and crime.

I have previously requested that the opportunity of Barbican Podium Phase 2 affords the opportunity to install cycle suppression measures at the ramp entrances. The use of cycles on the Podium is an increasing danger to both adults and children and is now greatly enhanced by such vehicles being electrically powered and capable of speeds of up to 50 kph.

I await your further advices.

DARRELL CORNER

565 Ben Jonson House
Barbican
London EC2Y 8NH

From: [REDACTED]
Sent: 31 May 2023 16:47
To: [REDACTED]
Subject: Application Consultation (22/01178/FULL)

Dear Sir/Madam

Please see attached consultation letter for planning application 22/01178/FULL (Barbican Estate London EC2Y 8EN).

Kind Regards

Planning Administration
Environment Department

City of London

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Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr david murray

Address: 7 breton house barbican london

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Generally these will result in a much better flow and environment, and the landscaping around Bunyan is much nicer than before.

the bit that is absolutely baffling is the inclusion of climbing frames and clatter logs and other devices more suited to a public park than a residential area. Why on earth should there be climbing frames? Can't we just have beautiful calm walkways full of greenery and flowers without a constant need to 'animate' and encourage noisy mayhem? It's such a perverse idea in a space that lends itself to calm ... there are play facilities for resident children already, Fortune Park for neighbours ... why not recognise that the Barbican Estate doesn't have to be one giant play area or theme park and remember that a lot of people who live here precisely because it isn't those things ...

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr David Reeves

Address: 246 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the inclusion of play areas and exercise machines on the grounds that it would destroy the peace and calm of the podium area. There are other facilities close by for these activities. I believe that the result of these two design ideas would increase the level of noise, cyclists and anti social activity.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr John Spicer

Address: 272 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this proposal on the grounds of the extra noise and disturbance it will cause. As you are no doubt fully aware the area is currently very often used by skateboarders, who not only make a lot of noise but also damages the tiles, leading to costly repairs. There is no need for climbing frames etc. as there are other facilities nearby. This area is located very near people's flats and should be regarded as a quiet area and so any redesign should be reflecting this as a priority.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr Michael Stone

Address: 202 Shakespeare tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to the inclusion of the informal play area and strongly object to the exercise area and equipment. This is a residential area and this will only result in additional noise and unsocial behaviour. We already have instances of people using parapets and stairways for dangerous jumping and climbing activities and noisy skateboarding. There is a gym on the Golden Lane Estate that needs to be supported, so why build outdoor gym equipment in a residential area.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Ms Jenny Burdett

Address: 28 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Whilst I feel in general positive about the proposed works, I am concerned by the potential of some of the features included to increase noise problems and attract individuals or groups that behave antisocially.

Specifically, I object to

1. The inclusion, in positions that are not at an appropriate distance from residential accommodation, of informal play areas which include noisy items ("clatter bridges") and that are accessible to all at any hour of the day or night. These could encourage antisocial behaviour through the day and well into the night from those who are not the intended users of such facilities (I assume that the play areas are intended for small children accompanied by responsible and considerate adults).
2. The inclusion, in positions that are not at an appropriate distance from residential

accommodation, of informal exercise areas that are accessible to all at any hour of the day or night. These too could encourage antisocial noise through the day and well into the night.

I would also appreciate it if the plans could include more features that discourage skateboarding (and hence the associated noise and disturbance), especially as the part of the podium concerned will be opened up by the removal of the link building, making an attractive longer stretch of paving; this is in an area where skateboarding is not permitted.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen O'Hanlon

Address: 567 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Although generally supportive of these proposals, in particular the removal of the so called 'yellow shed', I have serious reservations about the incorporation of children's play areas. I would prefer to see the podium become a tranquil area both for City workers and visitors as well as Barbican residents. The acoustic environment is one which amplifies noise. Children's play areas are likely to generate noise disturbing residents over a wide area. Behind the eastern end of Ben Jonson House, by way of example, is a school playground which can be exceptionally noisy at times.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Certainly the planting schemes, the removal of the Yellow Link Building and the attention to longstanding problems of drainage are very welcome developments. However, it is extremely disappointing to see that earlier almost universal comments about the potential noise and disruption arising from the play and exercise areas, have not been addressed. Although the play equipment is planned to be used by young children, who are easily excited and prone to react noisily, there is also considerable concern that it will attract the older youths who have dominated the area outside Ben Jonson House with their noisy activities in recent years.

There is no reason why this whole area should not be designated a place of peace and calm, where both residents and visitors, young and old, can take in the beauty of nature and enjoy the sounds of birdsong, the buzzing of bees and the sound of water. This is as beneficial to public well-being and more needed than access to physical activities, which are available in other locations nearby. Crucially, it would avoid disturbance to the very many residents of flats overlooking the podium, many of which are not far above it and enjoy the amenity of deep balconies. It is probable that their use would be restricted by noisy activities below.

The public amenities in terms of lawn and benches to the North of Ben Jonson House also have the potential to attract antisocial behaviour, particularly as they are more secluded. The fact that they are overlooked by the majority of bedrooms in Ben Jonson House makes it a real concern. Please revise the plans for play and exercise equipment to be included in the scheme, as well as the location of benches, so that it can be regarded positively by residents and visitors alike. Thank you.

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr John Rink

Address: 567 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: There are many positive aspects to the proposals. However, the inclusion of play and exercise equipment/areas (PE1-PE5 and E1-E2 on the Full Public Realm Design Area plans) is neither appropriate nor acceptable, given their close proximity to residential buildings. It must be recognised that the hard surfaces throughout the Barbican's environment amplify the effect of noise of all kinds. The designated play/exercise areas would furthermore be accessible at all hours and thus could invite antisocial behaviour - thereby thwarting one of the aims of the redesign, i.e. reducing ASB. The latter could also result from including such a high number of benches, particularly ones whose design is conducive to parkour rather than actively preventing it. The proposals should therefore be revised with the play/exercise areas eliminated and bench provision and design rethought.

From: PlnComments@cityoflondon.gov.uk
Sent: 13 June 2023 15:42
To: PLN - Comments
Subject: Comments for Planning Application 22/01178/FULL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/06/2023 3:41 PM from Mr Stephen Chapman.

Application Summary

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Proposal for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Mr Stephen Chapman

Email: [REDACTED]

Address: Flat 304 Ben Jonson House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: I OBJECTED to original Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC on 16 February 2023.

I repeat all my original Objections (except no 2 where some amenity grass has been removed) and continue to OBJECT to it in its revised form for the following reasons:

1. Very few of the original Objections seem to have been addressed so I continue to object to the seats under the bedroom windows under the north side of Ben Jonson House (BJH) west

end (bedrooms). This will encourage anti social behaviour especially at night where it is a hidden corner.

2. Despite requests you have not only continued with the play area at the west end of BJH but have added an additional exercise area opposite under Frobisher Crescent together with the water feature and double height seating all of which can and most probably will attract noise and disturbance to residents. Also it can continue 24 hours a day as there is no way of closing off the Podium. This could make life untenable for residents (many of whom are old). The Planning Committee must pay serious attention to this. It will also prevent the Podium remaining the nice place that the Committee clearly envisages.

3. In general adding so much play and exercise areas make the proposals much more akin to an exercise ground which will cause noise rather than a pleasant place for people to come to relax. I think this is a major error and takes the Barbican backwards.

3. There does not appear to have much attention paid to safety as the long walkway will become dangerous if bicycles (especially electric) are used along the Podium.

4. You have loaded the west end of BJH with seating, water feature, exercise and play areas.

4. It would be nice if some of the colourful wild flowers visible in Phase 1 of the Podium could be included in this Phase for continuity and interest.

All the above comments/objections relate to Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC

Kind regards

From: Stephen Chapman [REDACTED]
Sent: 13 June 2023 17:06
To: PLN - Comments
Cc: Robinson, Jessica
Subject: Barbican Podium Planning Application 22/01178/FULL and Listed Building Consent Application 22/01179/LBC with revisions

THIS IS AN EXTERNAL EMAIL

FOR THE ATTENTION OF THE CASE OFFICER JESSICA ROBINSON

YOUR REF: 22/01179/FULL; 22/01178/LBC

This e mail is from the Ben Jonson House Group Committee

We OBJECTED to the proposals in the original Planning Application 22/01178/FULL and Listed Building Consent Application 22/01179/LBC on 16 February 2023.

While there have been some improvements (for example a reduction in amenity grass), we are sorry that so few of our objections seem to have been considered and continue to OBJECT to the Applications in their revised forms for the following reasons:

1. We repeat all the points in our original OBJECTIONS both dated 16 February 2023 (except point 2 where there has been a slight reduction in amenity grass) namely the benches to the north side of Ben Jonson House which are still there under bedroom windows, the play areas in front of Ben Jonson House at both ends and the nature of the planting.
2. As regards the bench seating to the north of the Building, all of it remains and is still concentrated at the west end of Ben Jonson House under bedroom windows; there is none anywhere else under the rear of the remainder of the House or under Breton House. The Applications state that they are there as a resting place for people coming up the ramp. But as two out of the three are out of the way from the ramp, they are very badly situated for that purpose. Their presence will also have the concomitant effect of creating a large out of the way area that can be used (especially at night which would be disastrous for residents) for Anti-Social Behaviour which has plagued Ben Jonson House for some years.

3. We are very concerned at the proposed exercise areas (which have been increased in the revisions). These, together with the play areas along the length of the Podium (as is expressed to be the intention of the Applications) will attract groups of often young people who can create a great deal of noise and possibly Anti-Social Behaviour – potentially 24 hours a day as there is no way for the Podium to be shut - unlike the local public parks. Fast electric bicycles are also becoming a hazard and will be so if used along the length of the Podium. Also, with the acoustic features of the Barbican making noise resonate very easily, the exercise areas and play areas could easily create a nightmare situation for residents so far as noise and disturbance are concerned – not to say an unpleasant (and even threatening) environment for those coming to appreciate the very significant cultural offerings of the Barbican and in particular the Podium which at its best is an extremely nice place to relax – and should continue to provide that facility. Surely the Podium is not intended to be a gymnasium? There are many places nearby which offer such amenities – and much more effectively.

4. Specifically, with the way the Applications have been drawn up, the west end of Ben Jonson House will have to contend with the water feature (which will inevitably attract noise as has the existing water feature), the double row seating round the water feature, the seating to the north of the Building, one of the two exercise areas and the children’s play area – the full set. This does not feel to be a fair sharing of the obligations of the Applications.

For these reasons, we are OBJECTING to your proposals.

We hope very much that you and the Planners will continue to consider these points and make suitable amendments so as not to prevent the Podium from being the extremely nice place to be that it has been for the past many years.

All the above comments/objections relate to both the Planning Application 22/01178/FULL and Listed Building Consent Application 22/01179/LBC.

Ben Jonson House Group Committee

Sent on behalf of the Committee by:

Stephen Chapman
Treasurer

304 Ben Jonson House

Barbican

London

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Agenda Item 5

Committee:	Date:
Planning Application Sub-Committee	27 June 2023
Subject: Barbican Estate London EC2Y 8EN Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).	Public
Ward: Cripplegate	For Decision
Registered No: 22/01179/LBC	Registered on: 5 December 2022
Conservation Area:	Listed Building: Grade II

Summary

Please refer to 22/01178/FULMAJ for full report

Recommendation

Please refer to 22/01178/FULMAJ for full report

Main Report

Please refer to 22/01178/FULMAJ for full report

SCHEDULE

APPLICATION: 22/01179/LBC

Barbican Estate London EC2Y 8EN

(Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

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 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building and landscape in accordance with the following policies of the Local Plan: DM12.3
- 3 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all works pursuant to this consent shall be carried out in accordance with the approved details:
 - a) details of the alterations to the existing fenestration and doorways of the Conservatory and Cromwell Tower;
 - b) Particulars and samples of the materials to be used on all external surface treatments;

- b) Typical details of junctions between pavers and adjoining areas of surfacing and soft landscaping;
- d) Details of the junction and blending of the pavements between Phase 1 and Phase 2;
- e) Typical details of the junction between the play and exercise surfaces and the landscape planters and pavers;
- f) Details of seating, planter and bench details and interfaces with paving.
- g) Details of interfaces between the new Exhibition Hall Entrance building with historic buildings and structures;
- i) Details of new external doors and windows.
- j) Details of play equipment.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 4 Before the works thereby affected are begun, a specification of the pavements including a sample mock up panel measuring a minimum of 1.20 metres x 1.20 metres of the agreed sections of pavers shall be built, including details of grouting and expansion joint, to be viewed and agreed on site and in writing by the Local Planning Authority alongside Historic England and thereafter retained on site for the duration of the project and all development pursuant to this permission shall be carried out in accordance with the approved details.

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: DM12.3

- 5 Prior to completion of the scheme the following details relating to signage shall be submitted to and approved in writing by the Local Planning Authority and all signage placed on the development site shall be in accordance with the approved details:
- (c) A comprehensive signage strategy for wayfinding across the development and the wider Barbican Estate including shall be submitted including directional signage to the podium as a public space. This strategy shall be devised in conjunction with Barbican Arts Centre, City of London Girls School, Barbican Estate Office, Guildhall School of Music and Drama and the Barbican Association.
 - (d) The signage strategy shall make provision for clear signs to be placed in prominent positions on and in approaches to the development site, including signage indicating access points for the publicly accessible free space and details shall be provided;

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: DM12.3

- 6 Prior to the completion of the scheme further details of the Public Art Strategy shall be provided. All works pursuant to this consent shall be carried out in accordance with the approved details:
- (v) Restaging Heritage: Final details of the location and reinstatement within the planting of the John Ravera Dolphin Sculpture and Charlotte Mayers Ascent;
 - (vi) Wayfinding Installation: Final details of the temporary Wayfinding Installation including location, design, installation and dismantling;
 - (vii) Landscape Artwork Trail: Final location of the permanent artwork within the podium landscape
 - (viii) Theatre Nature Installation: Final location of the permanent artwork within the podium landscape

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: DM12.3.

INFORMATIVES

- 1 You are advised the detailed design and method of installation and maintenance of the Landscape Artwork Trail and Theatre Nature Installation would require a separate Listed Building Consent.

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

Proposal: Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object to the revised planning documents for the inclusion of new amenity grass as seating areas, and to the addition of new seats on the northern side of Ben Jonson House because they will all have negative impact on the quality of life for Ben Jonson residents and have the potential to increase antisocial behaviour.

In October 2021 following a Barbican Podium Project Team consultation with the Barbican Residents concerning this work, it was stated that the team had listened to the residents and that there would only be "seating in the central parts of the podium". The plans now show seating on the northern side of Ben Jonson House which is not in the central area of the podium, rather it is at the back of Ben Jonson House where the majority of the bedroom windows are situated.

Amenity grass was removed from the Beech Gardens 1 plans by Professor Dunnett in 2013 and yet we have new and expanded amenity grass areas on the podium 2 planning submission.

How does Professor Dunnett envisage the amenity grass being used? Is it to be closely mown lawn, or does he expect it to be kept longer with the intention for it to be a habitat to encourage biodiversity and to assist with reducing rainfall run-off.

In summary, if the amenity grass is intended for socialising and sitting on the northern side of Ben Jonson and seats are added they will not be in the "central parts of the podium" .

Thank you for your consideration.

From: Jenny Nisbet [REDACTED]
Sent: 13 February 2023 12:27
To: PLN - Comments
Cc: Frobisher Talk
Subject: Response to Podium planning application 22/01179/LBC

THIS IS AN EXTERNAL EMAIL

FROBISHER CRESCENT HOUSE GROUP

The response by the Frobisher House Group, a Registered Tenants' Association, to the Barbican Podium Phase 2 planning application (22/01179/LBC) is as follows:

DIFFICULT TO UNDERSTAND

With 100 plus documents to read and digest the detail of the application is difficult to understand. A summary with an appropriate plan showing the detail would have been more helpful.

SPECIFIC ISSUES

Frobisher Crescent comprises three floors of flats (69 in total) and is an integral part of the Barbican Arts Centre sitting on the northern boundary with the City's Highwalk managed podium, the subject of this application. While generally supporting it, we highlight some specific issues.

1. We are disappointed that the waterproofing of the podium does not extend to the Sculpture Court. This is the roof of the Arts Centre and we understand leaks like the rest of the podium through lack of maintenance over the past 40/50 years.
2. At various consultations we were advised that two activity areas had been identified on the north side of Frobisher Crescent. It is unclear as to what was envisaged and in the application no detail seems to have been given. We would hope that Planning would rule that if the City goes ahead with activity areas that adequate supervision and management was provided.
3. No consideration seems to have been given to the anti social behaviour impacts of the proposed plans. The podium has been used for skate boarding, cycling, parkour and rowdy behaviour. There should be a condition that the Applicant is required to satisfy the planning authorities that appropriate measures are put in place.

4. The documents supporting the application fail to recognise there are two Frobisher Crescent stair wells (with lifts) giving access to the Arts Centre via the Sculpture Court. These are public accessible and pose potential security risks. There has already been one suicide with someone throwing themselves off the 9th floor. No consideration appears to have been given to this public access.
5. Whilst we recognise this is not a planning matter, the City has an appalling record on maintaining its buildings and related infrastructure. This is well illustrated by the consultants discovering that out of 109 downpipes on the podium 106 were blocked. The City needs to give a commitment that adequate funding will be made available for maintenance of the landscape and infrastructure.
6. The application needs to be conditioned to ensure proper and adequate consultation is undertaken during the construction and delivery phases of this important project.

Jenny Addison

Chair, Frobisher House Group

710 Frobisher Crescent

Barbican EC2Y 8HD

13 February 2022

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

Proposal: Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I OBJECT to the proposals on the following grounds:

1. I am concerned at the number of benches for people to sit that are proposed under the windows to the north side of Ben Jonson House at the west end of the Building where there are many bedrooms which will potentially cause noise, disturbance and affect residents' sleep. In your Newsletter no 2 to residents dated October 2021 in response to concerns expressed about seating placed by residents' windows, you stated that you had designed seating in the central part of the Podium. However, there is far more seating than currently existing under the north facing windows. I had understood that the Podium Committee were removing these so am very concerned that these benches are still in the proposals.

2. I am also concerned at the amount of amenity grass on the north side of Ben Jonson House which will also encourage noise, disturbance and, further, defecation by dogs and sexual activity as has been experienced by residents near the existing pieces of amenity grass. Indeed the

largest piece of amenity grass in the whole proposal is under the bedroom windows at the west end of the Building. This can make life for residents intolerable. The north side is a hidden area which could encourage loitering and possibly drug dealing. I am surprised at the increase in amenity grass in view of the Podium Committee's expressed desire to reduce antisocial behaviour and think it should be reduced significantly.

3. I am also very concerned at the proposed play areas in front of Ben Jonson House at the west end of the building. Such play areas so near to residential premises will cause serious disturbance and are entirely inappropriate. Existing play areas near Seddon House are causing a great deal of disturbance.

For these reasons I am OBJECTING to your proposals.

All the above comments/objections relate to both the Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC.

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Dear Juliemma

Observations for listed building consent and full planning permission.

I am responding to the podium consultation part 2 proposal sent out on May 30th, 2023.

I have concerns to raise that relate to flowers, birds, trees, colour, light, seating, sound and noise.

1. I am glad that a water feature remains on the south side of Ben Jonson House (BJH) all be it in a slightly different place and form. I am hoping it will include water spray and sounds as sunlight plays on the water in the breeze.

2. I like that the plan includes trees but am concerned that the type of trees so close to our flat balconies especially on the north side lower floors in BJH that it will reduce the amount of light in the flats. Trees increase lovely bird life and song but also here on the podium the squirrel population who eat our bulbs.

3. I enjoy so much the Nigel Dunnett design for Barbican Podium Phase 1 but find the Phase 2 design appears to lack the variety of flowers and colour. We were told the budget was more limited at our end of the podium but it remains a Barbican 2 star listed garden. Furthermore, Flowers amongst the greenery would attract insects and bees but I don't see them in the plan. Is there a detailed plan for seasonal plantings for Podium Phase 2 that we can see?

4. Finally, there are two added benches on the western end of the Northside of BJH where the majority of the bedrooms are situated. These benches have the potential to increase antisocial behaviour and reduce health and well-being for the residents due to lack of sleep from ASB.

Thank you for giving me the opportunity to share my views.

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Ms Wendy Spurry

Address: Flat 344 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The revision to the draft proposal for the podium in Barbican outside Ben Jonson House aims to put in an exercise and play area right underneath the block. We already have a school and the associated noise from there. Please do not put more children's activity areas outside our homes! More activity areas could be put in the park nearby, The people already exercising on the podium make a lot of noise and are joined by those who do Parkouring as they see if an area they can 'play' on and destroy much of the tiles and the planted areas.

I want to see an improved podium, not one that makes it impossible to have peace and quiet in our homes. Please amend this revision, it is not in the spirit of the plans that we have been shown in the past, the accessibility of the area makes it really important that the residents have some privacy.

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

Customer Details

Name: Dr Alexander Wilson

Address: 52 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I write as a resident of the Barbican Estate.

I think this plan does not give sufficient consideration to the peace and quiet that residents have a right to expect in their homes. Currently, the podium is well used by the public who rarely cause a noise problem as they pass through the estate, except on occasions when groups of youths indulge in anti-social behaviour (ASB) including skateboarding, parkour, etc.

The creation of play and exercise areas around the upper podium, especially those outside Shakespeare Tower (ST), will give official sanction to increased noise levels in what is basically a residential space. No matter what use is envisaged for these areas, they will attract youths who will use them to congregate, play music, shout and be rowdy. In short, there will be more ASB. The provision of grassy areas will also be a magnet for youth drinking parties. The fact that the current plan retains the fountain near ST (albeit in some different design), surrounded by an 'amphitheatre' will also be a venue for rowdy behaviour....water fight parties have been well documented in the "Dolphin Fountain" in the past. All of these problems are not imagined...they

have been reported numerous times to the Police and the Barbican Estate Security Committee. At every possible opportunity for consultation, I have raised these points and, to be frank, it appears that no cognisance has been taken to ameliorate noise problems for residents in the current plan. In fact, the design, I believe, will make things worse.

Our flats are not air-conditioned and for a large part of the year we need to have open windows to control our indoor temperatures. Consequently the noise from these areas is especially disruptive.

For the reasons stated above, I cannot support the plan in its current form. I could only do so if formalised play and exercise areas are removed and the fountain is designed so that it cannot be used as a paddling pool.

**Comments on Planning Application (22/01179/LBC),
Listed Building Consent for Barbican Podium Phase 2**

From Dr A D Wilson,
Chairman, Shakespeare Tower House Group, Barbican.

11th June 2023

The current plan does not appear to consider resident amenity, especially with respect to anti-social behaviour (ASB) and noise in general. I comment in my capacity as the Chairman of the Shakespeare Tower House Group and my comments are focused on those areas outside Shakespeare Tower in Ben Johnson Place.

As is, the podium suffers from many forms of ASB, but it is ad-hoc with people performing various activities, some of which are clear breaches of the byelaws (skateboarding, parkour, cycling, playing music, etc), and others are simply inconsiderate behaviours (for example shouting), some of which is a by-product of the byelaw breaches.

Play and Exercise Areas

What is now proposed is to envelop two sides of Shakespeare Tower in a range of exercise and play areas, thus providing a City of London endorsement of the behaviours that these new areas will attract 24/7. The principal objection to the creation of such organised areas is that noise which today is ad-hoc will become more frequent and habitual. Children's play areas are intrinsically noisy but tolerable when informal use is occasional. The City's provision of play equipment will encourage more frequent use and likely encourage organised use by nurseries and other groups. This would be much noisier for longer periods.

In addition, from what we have witnessed over the years, these areas will be abused by other users, youths and adults, as places to congregate and engage in ASB.

These play areas are quite different to the current designated play areas within the Estate which are in resident gardens and are governed by rules limiting use e.g. an evening cut-off, and only access for residents. Even if the City declares that these areas should not be used at certain times, this will be unenforceable within an open public realm. Consequently, residents of Shakespeare Tower are going to have less protection for evening noise than those blocks which overlook the aforementioned garden play zones.

By approving the Planning Application as is, the City will directly be creating a noise nuisance for residents. It seems that the city is intent on ignoring the many complaints of residents concerning noise on the podium and, in fact, appears to be creating a de-facto public park on the upper podium, between Shakespeare Tower and Ben Johnson House. I question your right to do that at the expense of resident amenity. I urge you to reconsider the creation of play and exercise areas on this part of the podium.

There are many specific points to which I object:

- 1) Previously, I understood that the 'Dolphin Fountain' (outside Shakespeare Tower) was to be relocated. I was very pleased to hear that but now we have a 'new bespoke water feature', roughly in the same position as the old 'Dolphin Fountain'. The latter attracted teenagers/young adults who sunbathed on the surrounding grass between paddles and water fights, always with loud shouting and music, which could go on for hours. The removal of the grass around the fountain will not discourage the above ASB as it is replaced with seating (described in the plan as 'amphitheatre') which will encourage ASB to continue. So

this proposal fails to curb a source of noise which residents have often complained about and have communicated to the Project Team since the beginning of consultation. By the way, the noise of the fountain is not an issue. But put from your mind any idea that the fountain noise will mask the noise made by people misusing it. Their shrieks are far louder.

- 2) While the fountain loses its amenity grass area, a new one is created just a few paces from the current 'Dolphin Fountain' location. Past experience tells me that this will become a popular spot for teenage drinkers who will be very noisy. In fact, we now have two places where young people can congregate (this grassy area and the new fountain in its 'amphitheatre') which will encourage ASB. We will be twice benighted!
- 3) Prior to this amendment, I had expressed dismay at the location of exercise areas near Shakespeare Tower. These original ones remain in the current plan and it seems a new one has been added (or perhaps I missed it last time). The 'new' one is directly under the balconies of ST flats having numbers ending in 2. Residents have often complained about people exercising using shouting personal trainers. Naturally this sort of behaviour occurs mainly in early evening after work, when residents are looking to relax. Now you are providing endorsement of such activity, so we can only expect it to increase - it is highly disruptive and is classified as ASB by the Barbican Estate Security Committee.

In all of the above, the effect of noise would be lessened if windows were closed. But in summer, when most of the noise is created, our flats heat up due to solar loading and the only way to control the temperature is to open our windows to create a through-flow of air. We are not air-conditioned. If the block was being built today it would almost certainly have air-conditioning and our windows would be closed. But that is not the case and the City should take cognisance of that fact and rethink how the current podium plans will detrimentally affect the noise nuisance to residents.

Discouragement of Parkour & Skateboarding

Previously, I recommended that there be no grassy areas near potential parkour sites. The current plan has placed some narrow strips of plantings next to the raised concrete/brick areas used for parkour. However, past experience shows that these will not deter parkour-ites. They previously trampled their way through planted beds. They will do so again. The solution is to make the strips wide....that means remove the grassy areas or at least reduce them, and to plant them with woody shrubs, the pricklier the better. This was in my paper on ASB that I submitted on behalf of the Barbican Estate Security Committee near the very start of the consultation ('ASB on the Upper Podium', 20/07/2021). All the recommendations were based on practical experience. You should not ignore that. A copy is attached.

I hope that the design will make skateboarding less attractive, but from the plans, I find it hard to tell. I hope that you took my comments in the above paper on-board.

New Barbican Exhibition Hall Centre Entrance (BEHCE)

The use of this access point needs to be clarified. We have experience of large crowds (e.g. at college matriculations) queueing to enter via the existing 'yellow box', thankfully on only a few occasions. I understand there were complaints from residents and since then it has not been used.

As a general rule, the Barbican Centre has assured residents that access to the Centre will focus on the Silk Street entrance via Beech St. It would be detrimental to resident amenity if this new entrance became a regular access point for the Exhibition Halls or the Centre itself.

The provision of seating outside the entrance would suggest that it will be used as a break-out or as an access area. I'm very much against the congregation of large groups on the podium for reasons of noise and litter. Managing this to meet any reasonable resident expectation would seem to me to be impossible! So, it's one thing to have means of egress in the event of an emergency and quite another to have it used for everyday access. I see no need to use this entrance in preference to the entrance in Golden Lane or creating a new one in the redeveloped Beech St, which the Barbican Centre seems set on having, and which appears a good idea.

Summary

For the reasons stated above, I object to the planning submission (22/01179/LBC) in its current form. I could only endorse it if the specific provisions for play and exercise areas are removed and the use of the BEHCE is limited.

I welcome the continued use of the upper podium as a place of peaceful enjoyment for all-comers, as it is currently (with exceptions of sporadic ASB incidents). The new design will change peaceful use to one in which noisy activity becomes more the norm. That will destroy what we have today and discourage all but the miscreants.

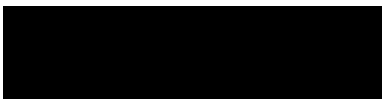
Attachment:

'ASB on the Upper Podium', 20/07/2021

Contacts:

Mobile

E-mail:



Considerations of design features
which encourage
Anti-Social Behaviour
on the Barbican Podium

Background

In the work to resurface and redesign the podium, we have a unique opportunity to modify its contours to eliminate aspects which encourage anti-social behaviour (ASB).

The main forms of ASB of concern to residents are those which generate unnecessary noise

- 1) Skateboarding.....mainly noise from the clatter of the skateboards as they land..... and shouting. Skateboarding is forbidden in the bye-laws
- 2) Parkour.....mainly shouting. Is prohibited in the new Behavioural Prohibition Signage
- 3) Cycling.....mainly shouting, especially in large groups, and especially when performing 'cycle-parkour'. Also against the bye-laws
- 4) Using the Dolphin Fountain as a paddling pool.....the noise levels from boisterous behaviour of teenagers is very high
- 5) Training.....lots of grunting!
- 6) Music.....already forbidden in the bye-laws

For this project, Nos 1 to 4 may be controllable by incorporating some simple design features. Items 1, 2 and 4 are concentrated in the area between Ben Johnson House, Frobisher Crescent and Shakespeare Tower in this part of the estate. It has a plethora of features that each activity 'benefits' from. Residents would greatly appreciate a design which deters these particular activities.

The purpose of this brief report is to provide a single resident's perspective. Hopefully, it shows that residents have some understanding of the features which cause noisy ASB and of possible ways of preventing it. I am sure it is not exhaustive. It is particular to the Ben Johnson – Frobisher – Shakespeare area of the estate. Other areas will have their own perspectives but, I suspect, will share many of the design concerns expressed herein.

As I stated at the first Residents' Briefing, I believe that residents could make a significant contribution to ensuring that ASB is minimised and I urge the CoL to engage with residents early in the design phase so that our knowledge and experience can be of help in the design process.

Dr S Wilson

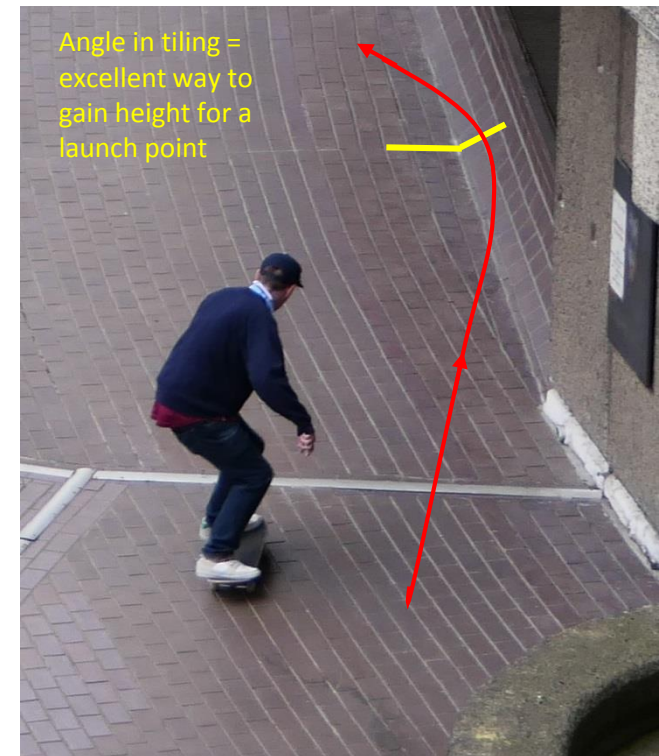
Chairman, Shakespeare Tower House Group
 Elected Member of Barbican Association General Council
 Member of the Barbican Estate Security Committee

SKATEBOARDING

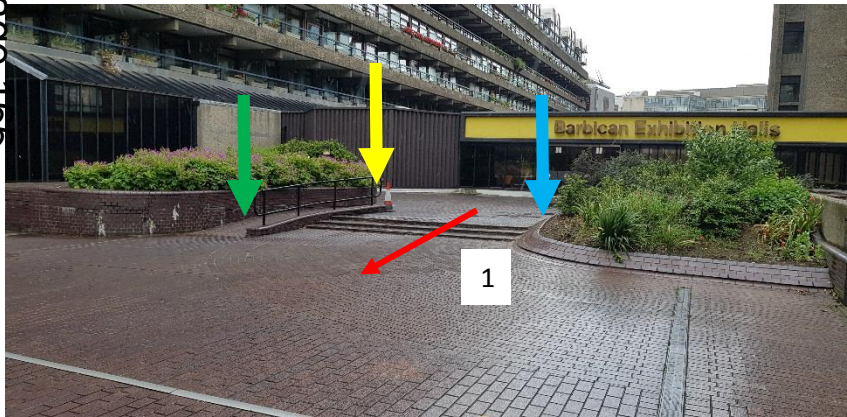


A skateboarding circuit !

- i) It's almost as if this area of the podium had been designed with skateboarders in mind !
- ii) FSA = favoured skateboarding area.....see next slides
- iii) There are many 'attractive' features – steps, raised platforms, good run-ups and run-offs, angled edges
- iv) There are numerous places where they can use it and we have over the years witnessed all of them
- v) The angled rise in the tiled floor under Frobisher seems to be irresistible! (see right)



Favoured skateboarding area 1



Red arrows indicate steps which they use as launch points
 ...very noisy as they clatter down
 ...No 1 is their favourite
 ...No 2 is also used but less so...not so many steps and, compared to No 1, it quickly runs into a wall, see No 3
 ...they also use the ramp, **green arrow**, and the angled tiles, **blue arrow**, but ,again, less so than the three steps



Yellow arrows indicates a congregation point
 ...they sit on the wall to watch their mates 'perform'
 ...the L-shape of the Exhibition Halls creates a sheltered nook, the yellow box stopping them being seen from the Cromwell end of the estate



Conclusions:

- Eliminate abrupt changes in height e.g. steps
- If there have to be steps, then make the run-off from them short by placing an obstacle in the way (as in No 2, 3)
- Removal of the yellow box may make this area more exposed and thus less attractive
- On angled tiles put in barriers, preferably a series, perpendicular to the long axis, rather than a single long ridge parallel to the long axis

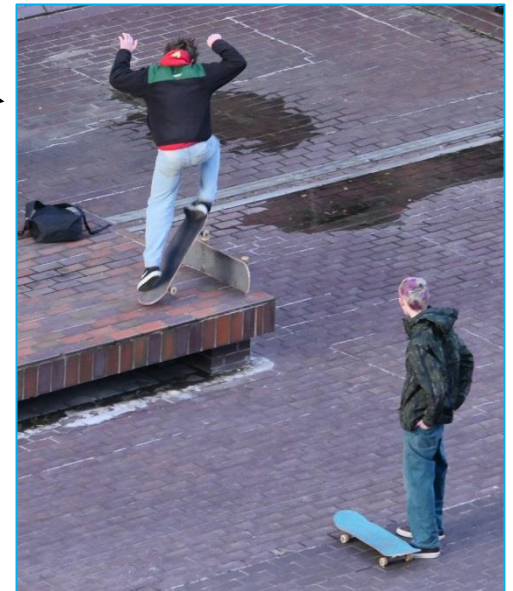


Favoured skateboarding area 3

- i) As their 'expertise' increases they seek more extreme tests
- ii) They have taken to using the raised tiled areas which sit over some of the air vents from the Beech St tunnel
- iii) They even make the jumps more difficult by placing a skateboard on its edge to force them to jump higher (see right)
- iv) Higher jumps mean more noise when they clatter down on the tiles

Questions:

- a) Ideally these raised areas should be eliminated. Is this possible?
- b) If not, could they be made higher? And shorter?
The height of the planters (H) would stop skateboarders jumping...you can see that it is much higher than the raised areas they use



Favoured skateboarding area 3

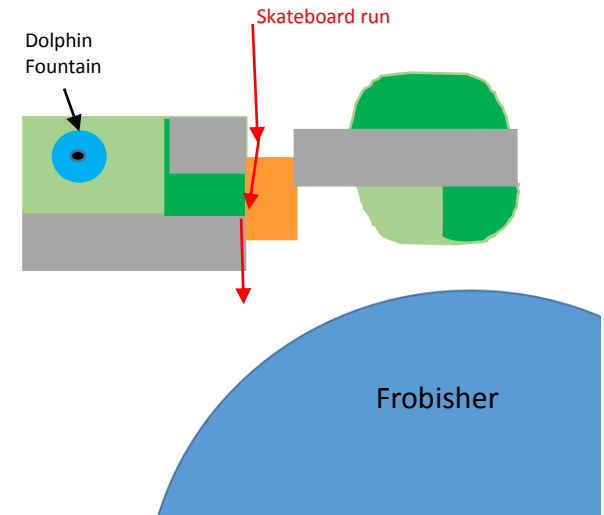
This has become very popular with experienced skateboarders

- i) Jump up onto raised platform
- ii) Jump up onto concrete wall
- iii) Scrape along concrete wall (light patch along top edge is a repair)
- iv) Clatter down onto tiles
- v) Impromptu toilet area

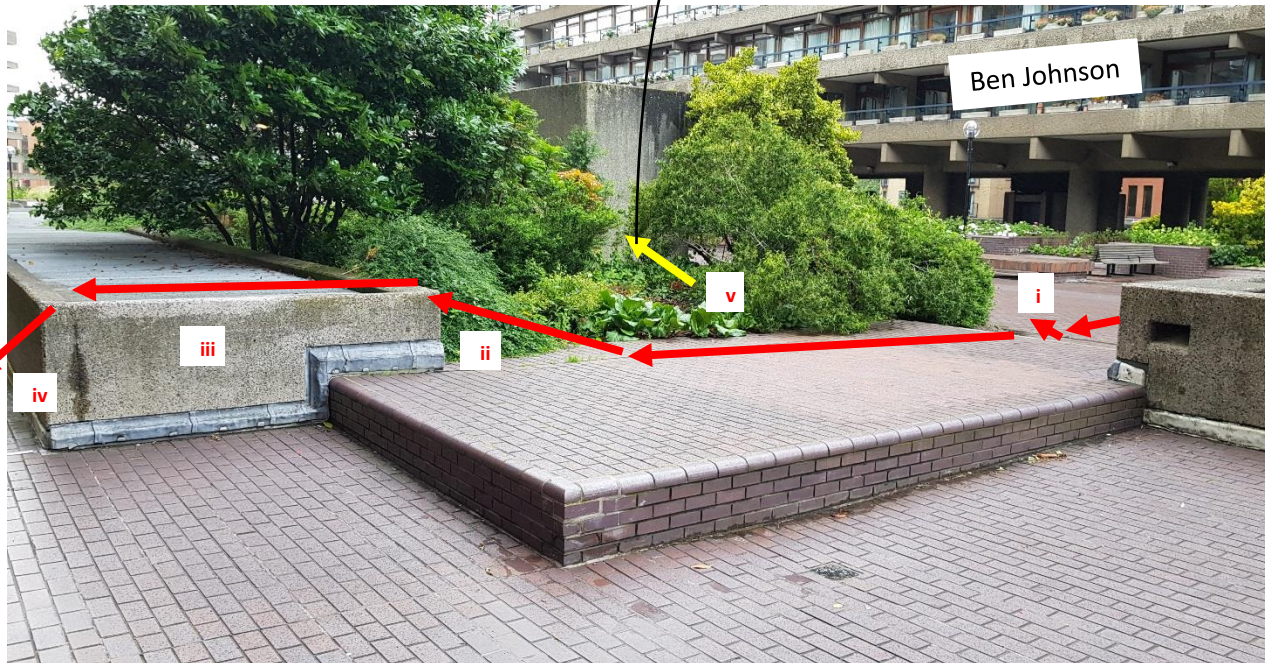


Location Schematic

Ben Johnson



- Raised tiled area
- Grass
- Plants
- Raised concrete vents to car parks



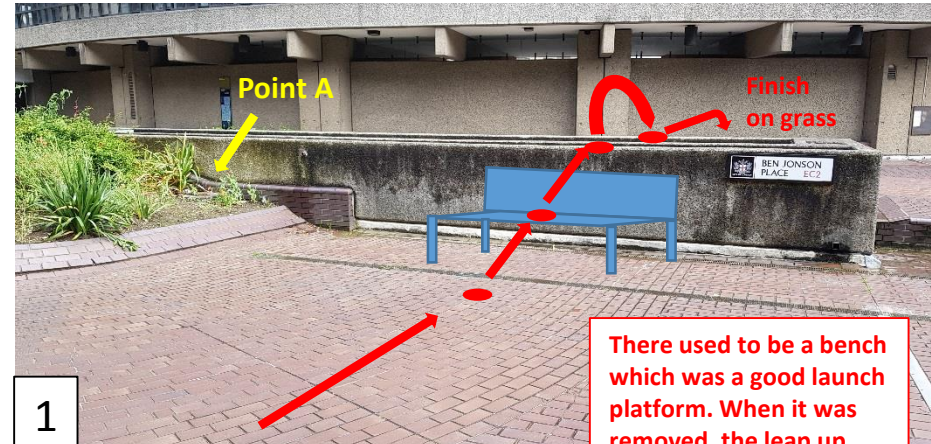
PARKOUR

A history of parkour in one part of the Barbican upper podium.

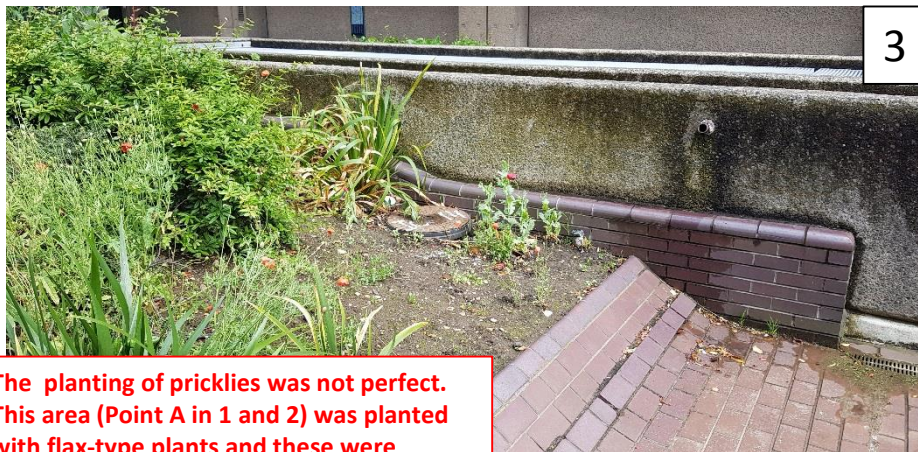
Page 169



The original plants were sparse and soft and were trampled to provide a new run up. The bed took the place of the bench in making the launch jump not too high. We planted prickly bushes and it has prevented use of this route.



There used to be a bench which was a good launch platform. When it was removed, the leap up was too great.



The planting of pricklies was not perfect. This area (Point A in 1 and 2) was planted with flax-type plants and these were trampled like the originals and a new run was made. It has not proved so popular as the launch height is more than in the bed (2) and only slightly smaller than from the podium. If proper pricklies had been planted we would be clear of parkour here.

Narrative

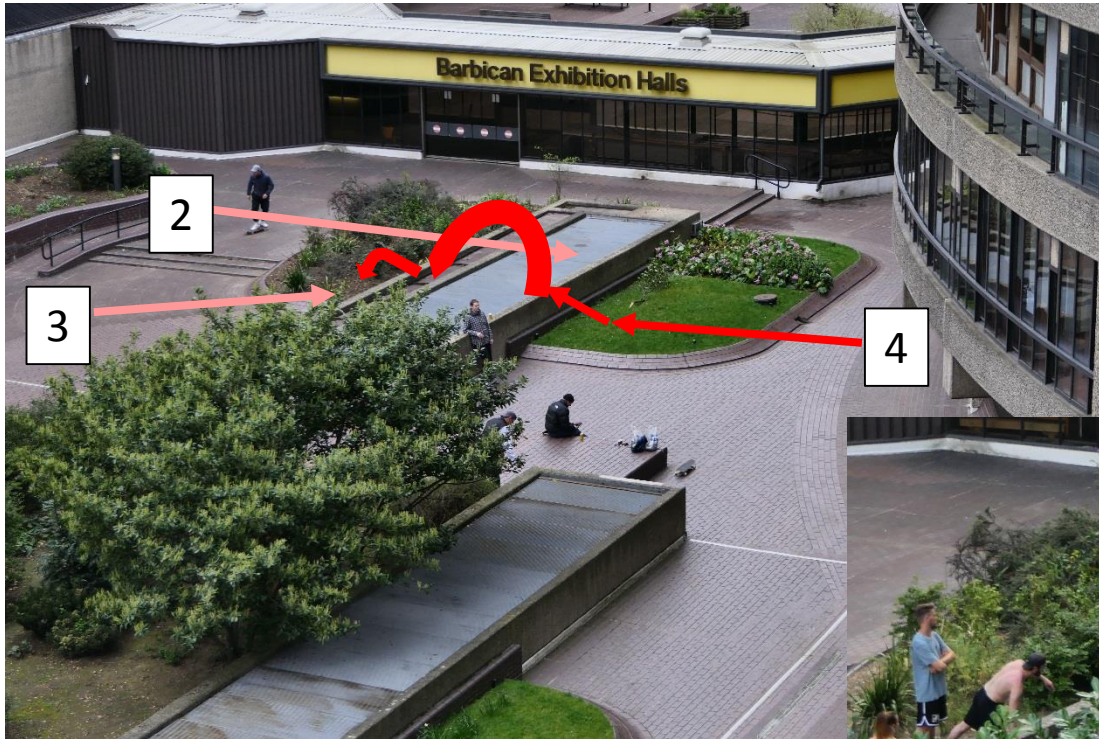
In the beginning, the parkour guys liked to use a bench as a launch point (1) but when it was taken away they found it hard to get up to the top of the concrete.

They changed to running through the (raised) beds to reduce the height of the launch jump and wore a path through the plants which were soft (LH inset to 2)

When prickly plants were planted on the created path (as shown in 2 main pic), that stopped its use as a run up.

However, the planting at point A (see 1 and 2) was very sparse and not prickly, so that became the next run-up (3). This is not so popular because the launch jump height is intermediate between that of the bed and the podium level. It is still used.

continued overleaf



Narrative, continued

Now that 2 is blocked and 3 isn't ideal, they have tended to use 4, running over the grass to leap onto the concrete wall, then jump across the grid, in an almost exact reverse of what 2 used to be.

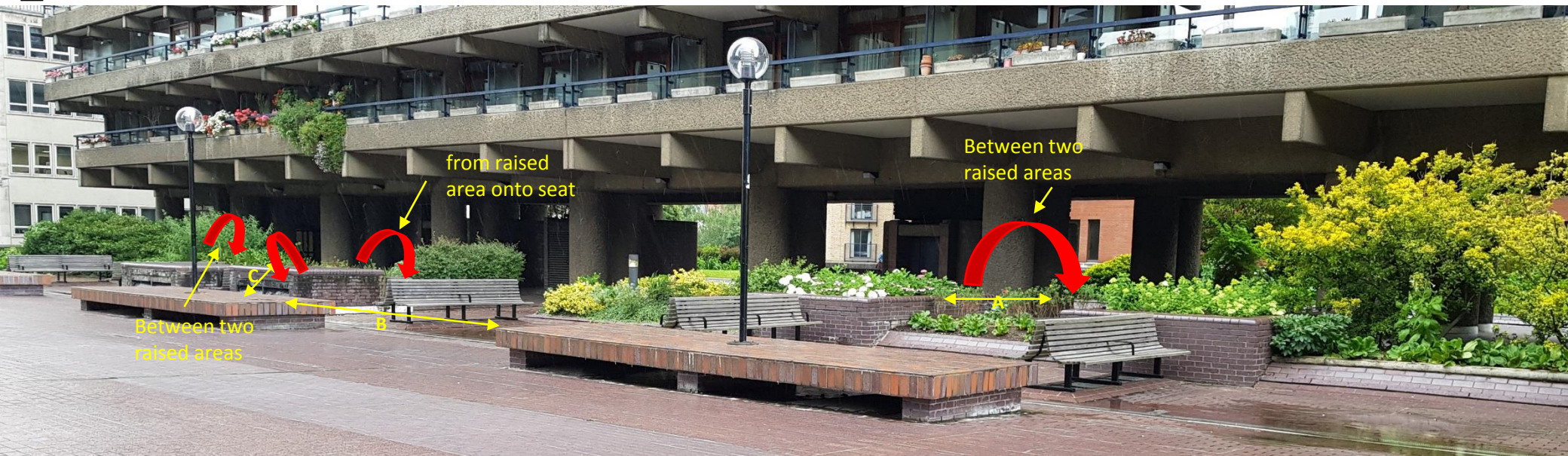
4 has a similar jump height to 2. The finish is in the flower bed and, as it can be muddy, probably isn't as popular as landing on the grass.



Conclusions:

- 1) Maximise the height of the initial leap.....if high enough, they will be deterred.
- 2) Do not reduce the height of the initial leap with an intermediate level such as a flower bed, seat, etc.
- 3) Plant prickly bushes rather than soft plants in any flower beds which could be part of a run-up or finish point
- 4) Never have grass in any areas which could be a run-up or finish point.

The wider upper podium has raised areas attractive for parkour



The gaps (A) between the higher raised areas are just right for parkour.

The distance between the low raised areas (B) is obviously too great.

That between the low and higher raised areas (C) is possible.

Jumping from raised tiled areas onto seats, not surprisingly, breaks the latter, see next page.

Damage to fabric of the Barbican Estate due to ASB (skateboarding & parkour).



Damage to a bench outside Ben Johnson House.

The yellow curve shows where the profile of the slats should be. You can see that the far metal support is depressed. The yellow rectangle shows the missing part of a broken bench slat, now placed at rear of the bench.

This is one of the popular parkour areas and I have seen people jumping from the tiled platform onto the bench. It is quite jumpable, the bench being only 11 ft distant from the platform.

I am sure that the bench is not specified to take a 13 stone body hitting the front of it at a speed of 10mph.

Damage to Podium tiles.

This is between Shakespeare and Frobisher on the upper podium. This area has become a go to place for parkour and for skateboarders: see 26th Oct 1410, 27th Nov 1414, 1st Dec 0946, 1st Dec 1524.

Given the racket that their skateboards make, there is clearly a powerful impact and I am not surprised that there has been damage.



CYCLING

General comments on Cycling

This is a pretty common occurrence. It is forbidden in the bye-laws. The odd cyclist isn't normally a problem and some even get off and walk when you pull them up.

However, there are several examples which are of concern

- 1) Deliveroo or the like delivering hot food sometimes on motorised cycles (mopeds or above). I can quote examples of residents being harassed by them and told to "F***-off".
- 2) Gangs of cyclists, up to 20 or even more, meeting in a safe space before they go off to their next destination. Being a big group the principal ASB problem is shouting.
- 3) Trick cyclists or 'cycle parkour' who launch themselves onto raised areas and off again. Sometimes these are dedicated 'cycle parkour-ists' and their bikes have no seats!
- 4) Cycle parkour using the raised tiled areas directly outside Ben John House has become more frequent

Cyclists may see the Barbican estate as a cyclists paradise because there is no traffic, the Police are hardly ever present to enforce the bye-laws when the event takes place, and they can scarper quickly if the Police do eventually turn up.

One issue which has already been raised by residents is that removal of the 'Yellow Box' could provide a super-circuit for cyclists, all the way from Cromwell to Barbican Station bridge. The concern would be that high speed pursuits might develop and that would pose a danger to pedestrian users: remember, the podium is a pedestrian thoroughfare, nothing else. This suggests that the new design of the podium avoids extended straight (or straightish) line paths that could encourage high speed cycling.

The next couple of pages are a few photos to show that we do experience what I have stated above.



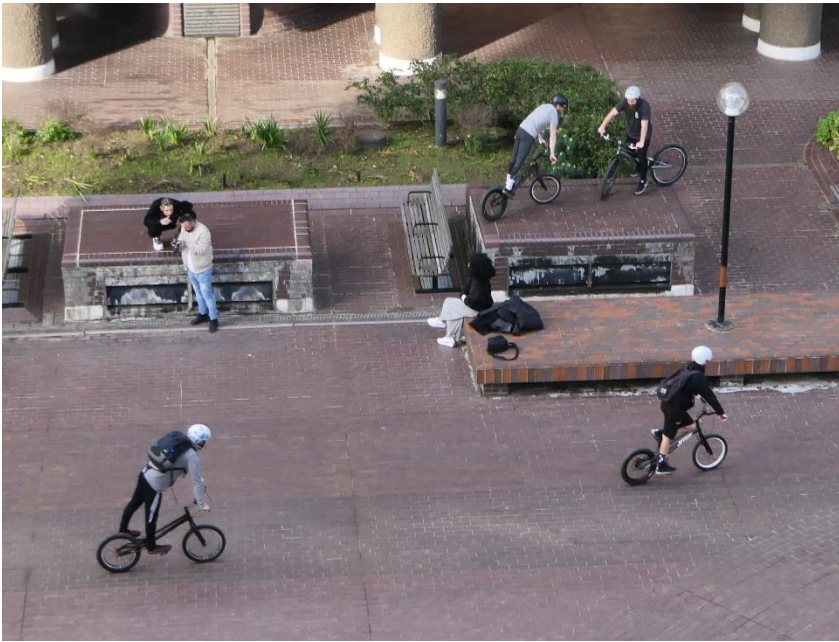
Congregation of Deliveroo riders



Electric 3-wheeler zoomed about faster than most cyclists



Group of cyclists (reached about 20 people) milling about between Ben Johnson and Shakespeare. Noisy, playing music and many with faces covered.



Large congregation of trick cyclists = cycle parkour-ists.
As you can see, they are on the raised tiled areas
There were about 15 of them and they occupied the entire area
between Ben Johnson and Shakespeare.

Cycle Parkour 1



This is the 'parkour' area shown in slide P3.



No concern for 'normal' users of the podium.

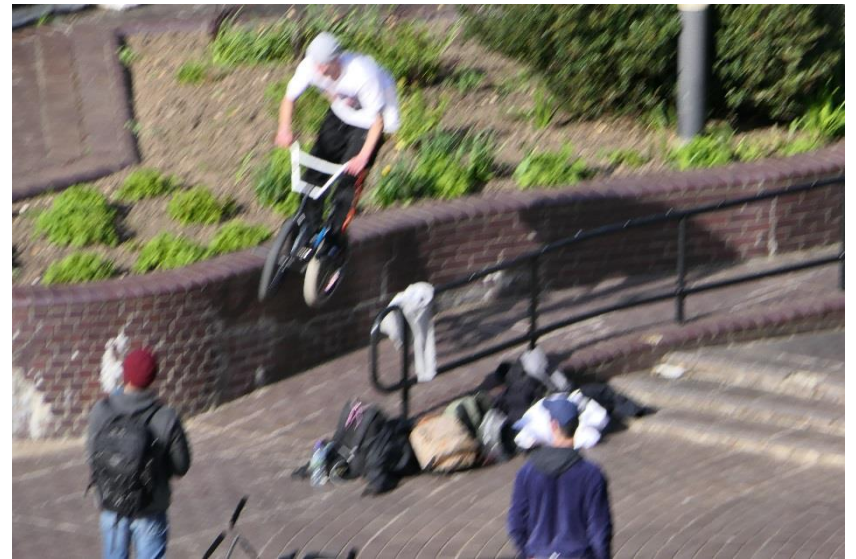


About a dozen cycle parkour-ists in the 'Yellow Box' area



Occupying the whole of the 'Yellow Box' skateboard/parkour area.

Cycle Parkour 2



Cyclist flying off a high raised bed-wall at the 'Yellow Box' ramp.

PADDLING POOL

DOLPHIN

~~FOUNTAIN~~

The 'Dolphin Fountain' outside Shakespeare Tower is not a paddling pool.....



.....but is treated as such by children and teenagers. The noise of their revelry is unbearable.

This happens every day in summer (weather permitting), sometimes several times.

Solutions:

1) Remove it.

Was it part of the of original plan for the estate? If not, why would there be a problem removing it?

2) Place a wire cover over the pool to prevent paddling access

3) Block access by replacing the grass with prickly shrubs

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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Case Officer: Jessica Robinson

Customer Details

Name: Mrs Jacqueline Wilson

Address: 52 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am a resident of Shakespeare Tower (ST) and my flat overlooks the podium between ST and Ben Johnson House. We have been plagued by ASB in all its forms for years and I have complained many times to all relevant authorities.

My main concern is to do with ASB. The plans proposed will only increase ASB by turning the podium into a glorified play-park. The creation of dedicated play and exercise areas will increase noise levels not only in their envisaged use but also because they will be congregation points for youths who will perpetuate ASB. Please remove these play and exercise areas. I am happy for all to have peaceful enjoyment of the upper podium but the plans will lead to increased noise and disruptive behaviour and spoil it for everyone else.

The same applies to the 'new' fountain. The current one is a magnet for water fights in summer. The noise can go on for hours. Please ensure the fountain cannot be used as a paddling pool or is removed completely. Please also note that the noise of the fountain, which in itself is unobtrusive, does not drown out the noise of rowdy behaviour.

A second concern is the creation of the Barbican Exhibition Halls Centre Entrance. We have experience of the noise from the occasional queueing crowds at the old 'yellow box'. I am concerned that the new entrance will be used for access to the Halls and even the Centre and create a large amount of noise and litter. It should only be used as an emergency exit. I believe that the Barbican Centre wants to revamp Beech St and I see no reason why the main access to the Halls should move from its current location in Golden Lane. The extent of seating outside this entrance is also a cause for concern regarding noise from large groups.

In its current form I cannot support the plan.

From: PlnComments@cityoflondon.gov.uk
Sent: 12 June 2023 16:17
To: PLN - Comments
Subject: Comments for Planning Application 22/01179/LBC

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/06/2023 4:16 PM from Ms Mary Gilchrist.

Application Summary

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Ms Mary Gilchrist

Email: [REDACTED]

Address: 21 Shakespeare Tower, Barbican, London EC2Y 8DR

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: I object to the creation of new play and exercise areas on the grounds of noise and nuisance to residents. I object to amenity grass areas on the grounds of noise, nuisance and dog fouling.

Kind regards

From: PlnComments@cityoflondon.gov.uk
Sent: 13 June 2023 15:47
To: PLN - Comments
Subject: Comments for Planning Application 22/01179/LBC

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/06/2023 3:47 PM from Mr Stephen Chapman.

Application Summary

Address: Barbican Estate London EC2Y 8EN

Proposal: (Revisions to proposed layout including reduction in amenity grass areas and play areas, and the installation of exercise equipment in two locations) Listed Building Consent for Barbican Podium Phase 2 for the installation of new waterproofing and drainage infrastructure. Works comprise the removal of existing tiled hard surfaces, membranes and soft landscaping, demolition of existing link building between Ben Jonson House and Frobisher Crescent, alterations to the existing entrance to Exhibition Hall including the construction of a new entrance portal, installation of a new waterproofing membrane across the site and the repair and replacement of drainage system and the reinstatement of a new tiled hard surface with a new soft landscaping layout (including raised planters, grassed areas, trees, community growing planters, new lighting, seating, wayfinding, informal play and exercise area and relocation of existing and installation of new public art).

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Mr Stephen Chapman

Email: [REDACTED]

Address: Flat 304 Ben Jonson House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: I OBJECTED to original Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC on 16 February 2023.

I repeat all my original Objections (except no 2 where some amenity grass has been removed) and continue to OBJECT to it in its revised form for the following reasons:

1. Very few of the original Objections seem to have been addressed so I continue to object to

the seats under the bedroom windows under the north side of Ben Jonson House (BJH) west end (bedrooms). This will encourage anti social behaviour especially at night where it is a hidden corner.

2. Despite requests you have not only continued with the play area at the west end of BJH but have added an additional exercise area opposite under Frobisher Crescent together with the water feature and double height seating all of which can and most probably will attract noise and disturbance to residents. Also it can continue 24 hours a day as there is no way of closing off the Podium. This could make life untenable for residents (many of whom are old). The Planning Committee must pay serious attention to this. It will also prevent the Podium remaining the nice place that the Committee clearly envisages.

3. In general adding so much play and exercise areas make the proposals much more akin to an exercise ground which will cause noise rather than a pleasant place for people to come to relax. I think this is a major error and takes the Barbican backwards.

4. There does not appear to have much attention paid to safety as the long walkway will become dangerous if bicycles (especially electric) are used along the Podium.

5. You have loaded the west end of BJH with seating, water feature, exercise and play areas.

6. It would be nice if some of the colourful wild flowers visible in Phase 1 of the Podium could be included in this Phase for continuity and interest.

All the above comments/objections relate to Planning Application 22/01178/FULL and Listed Building Application 22/01179/LBC

Kind regards