

# Lauderdale Tower House Group

Richard Tomkins, chair  
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Barbican  
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15 October 2020

To the City of London planning officer

**PLANNING APPLICATION NUMBER 18/01020/FULMAJ**

## **1-12 LONG LANE**

The Lauderdale Tower House Group is the recognised tenants' association for Lauderdale Tower, a block of 117 flats in the Barbican Estate. Our block is diagonally opposite the site of the proposed development.

The application is for a major commercial development which would replace three existing office buildings in Long Lane with a single, much larger, office complex.

We note that the applicant has revised the application. However we wish to emphasise that our existing objection still stands and that we strongly oppose this planning application. Regardless of the amendment, the new development would be much taller than the buildings it replaced and also greater in bulk. The new development would dominate the eastern section of Long Lane and would change its character in a way out of keeping with its future as part of the Culture Mile.

We object to the planning application on the following grounds:

1. Height. The proposed development would be much higher than the topmost extension of the buildings it replaced and much higher than any other building in Long Lane, including the new development over the Crossrail ticket hall. Significantly, the Crossrail development was limited to its existing height after a protracted planning process involving an appeal to the secretary of state. We do not consider that any development in Long Lane should be allowed to exceed the maximum height line established by the new Crossrail development, which itself was highly controversial.

2. Bulk. The upper extensions of the existing buildings are set back from the street but these would be replaced by new floors (the fifth and sixth storeys of the proposed development) which extended all the way out to the street. This would further enclose and darken Long Lane, with detrimental effects on this key axis of the Culture Mile.

3. Scale. The new structure would be 57 per cent larger in floorspace than the three office buildings it replaced. With its excessive height and greatly increased mass, this very large commercial development would dominate this section of Long Lane and would have an overbearing effect on it. It would be out of character with a historic street mainly made up of small businesses.

4. Effect on conservation areas. The site occupies a thin strip of land sandwiched between the Smithfield Conservation Area immediately to the south (which includes the south side of Long Lane) and the Charterhouse Conservation Area immediately to the north. The height, mass and scale of the proposed development would be out of character with these conservation areas and would have a detrimental effect on them.

5. Loss of light. The applicant argues that in many cases the loss of light for other buildings in the neighbourhood, including Lauderdale Tower, would not exceed Building Research Establishment guidelines. Whether or not this is the case, the excessive height of the development would cause very significant loss of light in all directions and we consider that the cumulative effect of the loss of light and overshadowing on such a large number of properties in the vicinity would not be justified.

6. Pavement congestion. The pavements on the corner of Long Lane and Aldersgate Street already suffer from congestion and the problem is about to worsen with the opening of the new Crossrail ticket hall on Long Lane, next door but one to the proposed development. The congestion will become worse still as the Culture Mile develops. There is insufficient pavement capacity to accommodate an office development on this scale and the developer's suggested reconfiguration of Long Lane, even if affordable, would raise objections from other street users.

7. Noise. The applicant proposes that the development should incorporate outdoor terraces for the use of occupants. If used for social events, these terraces would produce unacceptable levels of noise for the occupants of neighbouring residential properties including Lauderdale Tower flats overlooking the proposed development.

(Signed)

RICHARD TOMKINS  
Chair, Lauderdale Tower House Group

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a eight storey office (Class B1) building with basement and lower basement with retail (Class A1/A2/A3) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works.

Case Officer: Liam Hart

## Customer Details

Name: Dr Henry Irwig

Address: 302 Bryer Court London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: What an uninviting ground floor plan and façade on what is to become the Cultural Mile.

A bland, planar, far-too-opaque wall fronting the pavement - maybe OK on Farringdon Road but not here.

The applicant should be required to revise this aspect of the scheme to make it consistent with the plans of the City of London, the Barbican and the Museum of London for a vibrant street experience along Long Lane.

Doing so will inure to its own benefit as well as make a contribution to a re-enlivened part of the City.

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Case Officer: Liam Hart

## Customer Details

Name: Mr Nigel Pilkington

Address: 59 Andrewes House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this proposed redevelopment.

Its height (despite having been re-submitted with 2 fewer floors) is not in keeping with its surroundings. It would set a dreadful precedent for this low-rise part of the City. The new Crossrail building, for example, has a much more appropriate scale (at 6 stories).

Despite being stepped back, the top 5 stories will still impact on John Trundle Court, Seddon House, Lauderdale Tower and all the other offices and residential buildings mentioned in the daylight report.

The resulting loss of daylight to local residences is substantial, and again sets a worrying precedent, namely taller buildings and further losses of daylight.

Reducing the proposal by 5 stories would maintain the existing neighbourhood scale.

This is a critical decision for the Planning Committee - please do not create the thin end of the thick wedge that is the destruction of the character of the Long Lane area.

## Robinson, Lewis

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**From:** Richards, Gwyn  
**Sent:** 23 October 2020 16:58  
**To:** Horkan, David; Hart, Liam; Joyce, Maureen  
**Subject:** Fwd: 18/01020 - 1-12 Long Lane  
**Attachments:** 18\_01020 Extracts.pdf

FYI

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**From:** Frederick Rodgers [REDACTED]  
**Sent:** Friday, October 23, 2020 4:49:22 PM  
**To:** Richards, Gwyn [REDACTED]  
**Cc:** Moss, Alastair [REDACTED]; Sells, Oliver [REDACTED]  
**Subject:** 18/01020 - 1-12 Long Lane

Dear Mr Richards,

15 days ago, City Corporation adopted its Climate Action Strategy. The aims of the Strategy are, of course, to reduce Scope 1 and 2 emissions to net zero by 2027 and Scope 3 emissions to net zero by 2040 and also ensure resilience to climate change.

The Strategy was discussed at the P&TC meeting on 8 September. The Chair is reported to have said that “he would be amenable to having” an “explicit reference to embodied carbon and the need to avoid demolition wherever possible” in both the Strategy and the draft City Plan 2036.

It was, therefore surprising to see that your report to Committee recommends approval of the above application, despite the proposal being the unnecessary demolition of a building. As Simon Alford, the next President of RIBA has stated - “it is essential that we think reuse first, new build second”. I trust you will be able to explain why your recommendation ignores reusing at P&TC next Tuesday.

Whilst writing, I have some comments on your report to Committee, which I hope you will respond to on Tuesday. These include:

### Paragraph 7

The London Underground lines, which are within the Charterhouse Conservation Area, are on, not to, the north of the site, as can be seen from the Site Location Plan on page 3 of your report - page 33 of the Public reports pack. It’s noted that the basements and ground floor would abut the retaining wall of Barbican London Underground Station and “the upper floors would cantilever to sit directly above the retaining wall”.

The attached 18\_01020 Extracts PDF contains the existing and proposed north elevations and short sections, although the proposed short section is both shown from the east instead of the west, like the three existing sections, and is marked “DRAFT”. However, the building’s position in relation to the Charterhouse Conservation Area is clear from this file.

### Paragraph 17

In the table under “Transport and Highways”, there is a reference to my objection claiming a “missed opportunity to provide improved pedestrian access to the Barbican London Underground Station”.

However my objection relates to the lack of provision of “step-free access”, a completely separate problem, which is not now being addressed for either platform in the revised Crossrail scheme. Unfortunately, the lack of step-free access is a problem which, despite our being in the third decade of the 21st Century, is germane to 12 London

Underground Stations within the Square Mile. The draft City Plan 2036 has an intention to address this gross deficiency but when, if opportunities like this are constantly ignored?

Paragraph 44

A reminder that the site abuts - rather than lies to the south of - the Charterhouse Conservation Area. It also lies to both the north and the west of the Smithfield Conservation Area.

Paragraph 64

It's now over 51 years since the first residents moved into the Barbican Estate so it's from the 1960s, not the 1980s.

Paragraph 69

The view from Barbican London Underground Station platforms isn't even considered here. Why not,? Anyway, I trust you will refer Members to the existing and proposed north elevations and short sections. Then, they will be able to decide whether or not the building would "contribute positively to views" from the platforms, when the building will virtually be all that could be seen to the south.

Paragraph 74

Another reminder that the inclusion of the adjoining Barbican London Underground Station platforms in the Charterhouse Conservation Area has been ignored.

Paragraph 152

The circular economy statement envisages that 20% or more of the deconstruction arisings are likely to end up in landfill. This is unacceptable.

As far as the "not least 80%" arisings are concerned, according to DEFRA, most, if not all, will be recycled to produce less valuable product and material, rather than being reused. And, of course, it is left to the deconstruction contractor to confirm where the arisings have gone.

According to paragraph 2, the oldest of the existing buildings is 50 to 60 years old and the latest 40 to 50. Why then is it considered appropriate, not only, to recommend the deconstruction of those buildings in any event, but also to enable the construction of a building only "designed to be in use for over 25 years"?

Admittedly the building is said to be designed with "an end of life strategy to ensure that the building structure, materials and services can be used at the end of the building's life" but only "as may be required". And, of course, this ignores the fact that the building might only be in use for less than 25 years, if at all, and also the carbon emissions of any replacement, up to five years after the Scope 3 target date.

Paragraph 155

It appears that the Citigen district heating network is being upgraded but no details of the work appear to have been made public. In the circumstances, any claimed benefit must be questioned.

Paragraph 160

This seems to be meaningless if an "excellent" rating isn't achieved.

Paragraph 161

An UGF of 0.3 leaves no margin of error nor does the proposed planting ensure that a constantly complying UGF can be sustained, even all year round.

Paragraph 163

Enhancing "visual" amenity might be a stretch too far.

Paragraph 173

If the Committee approves the proposal, there should be a condition requiring all NRMMS to be totally zero emission. Also another condition prohibiting the use of non-zero emission generators either during both deconstruction and construction of the building or in its operation.

Paragraph 189

A final reminder that the view from Barbican London Underground Station platforms, within the Charterhouse Conservation Area, has been ignored.

I hope you respond the above comments at P&TC on Tuesday.

Best regards,

Fred Rodgers

100 Breton House

Barbican

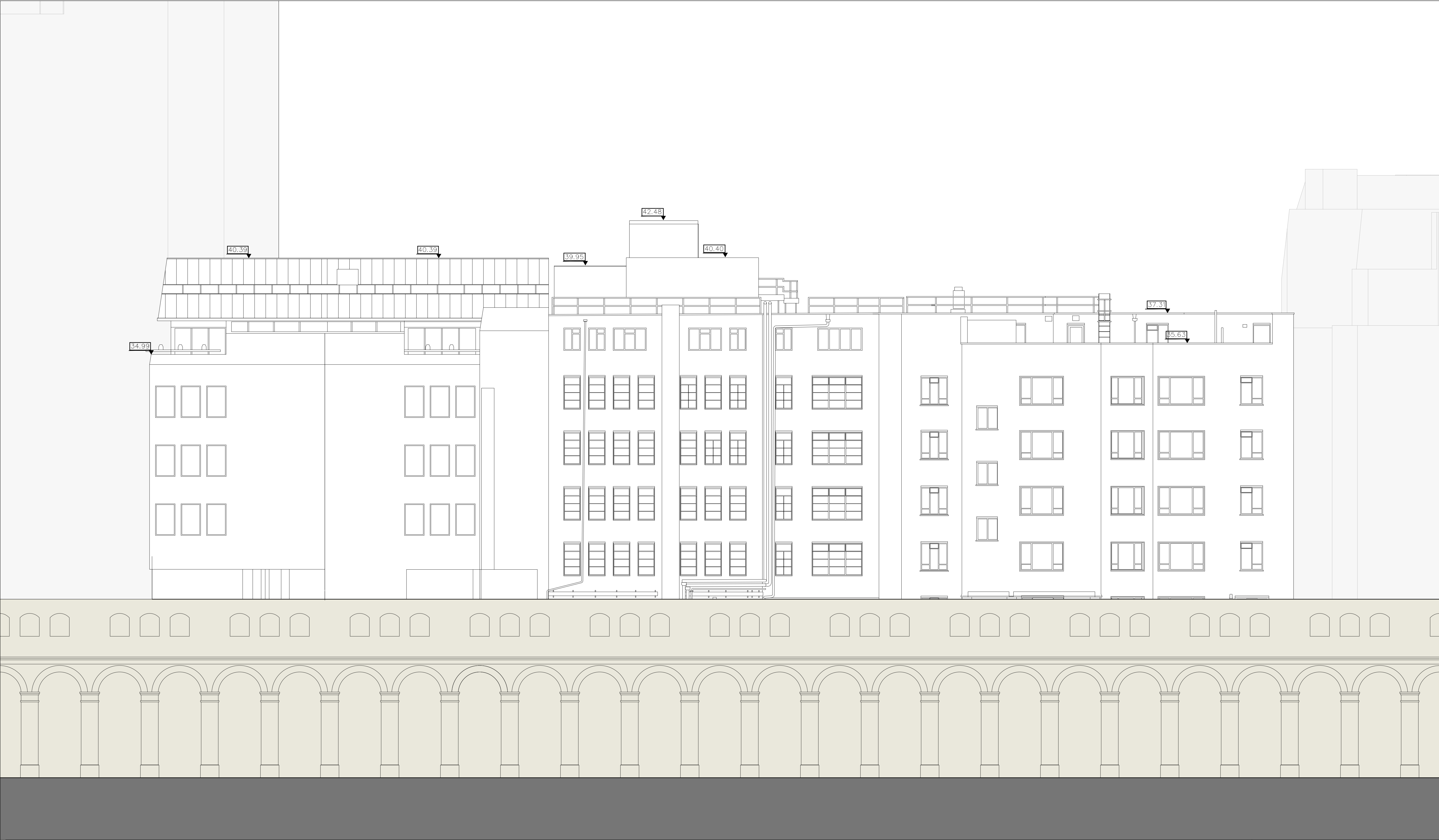
London

EC2Y 8PQ

UK

Tel: [REDACTED]

Mob: [REDACTED]



NOTES:

- Drawing based upon the digital information issued by Grennhatch Group in October 2017.

PL01	Planning Issue	21.09.2018
No.	Description	Date

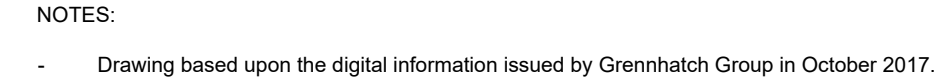
KEY PLAN

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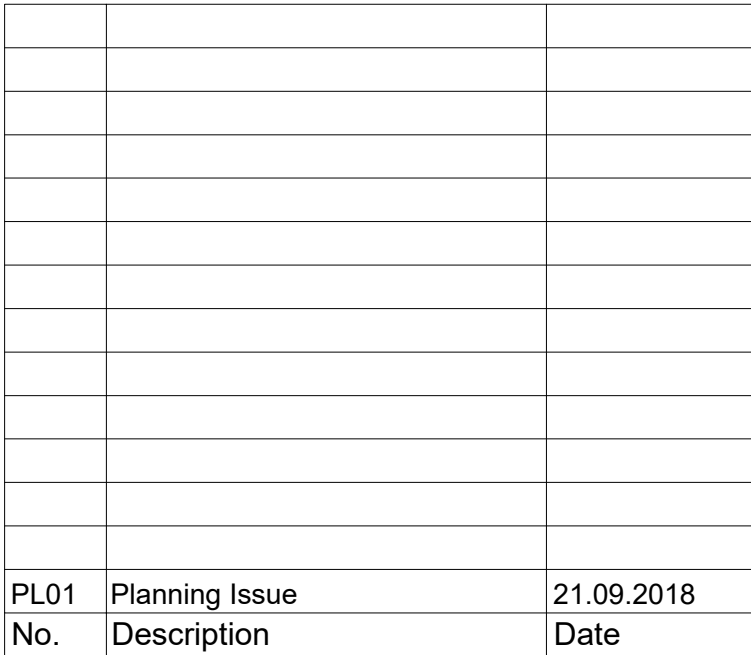
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JOB NO.	1506	CLIENT	Mactaggart Family & Partners GMS Estates LTD	
TITLE	One Long Lane 1-12 Long Lane EC1A 9HA			
DWG	0100 EXISTING DRAWINGS Existing North Elevation			
DRAWN	JW	CHECKED	IG	
DATE	21/09/2018		SCALE	1/100
DRAWING STATUS		REVISION		
PLANNING		PL01		
DWG NO. 1506-0100-AP-009				





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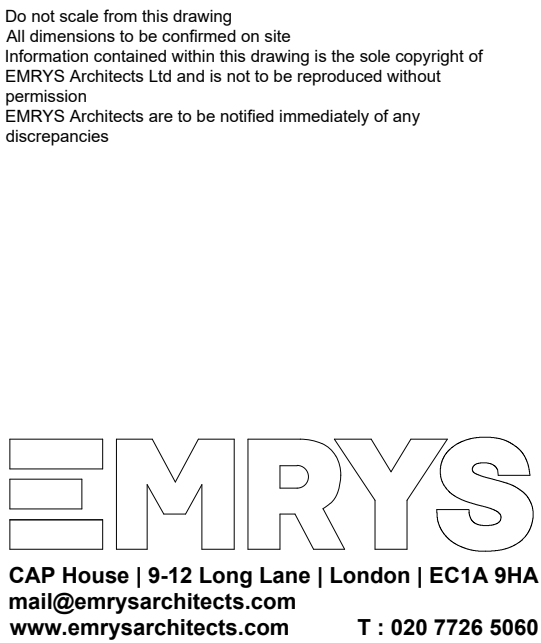
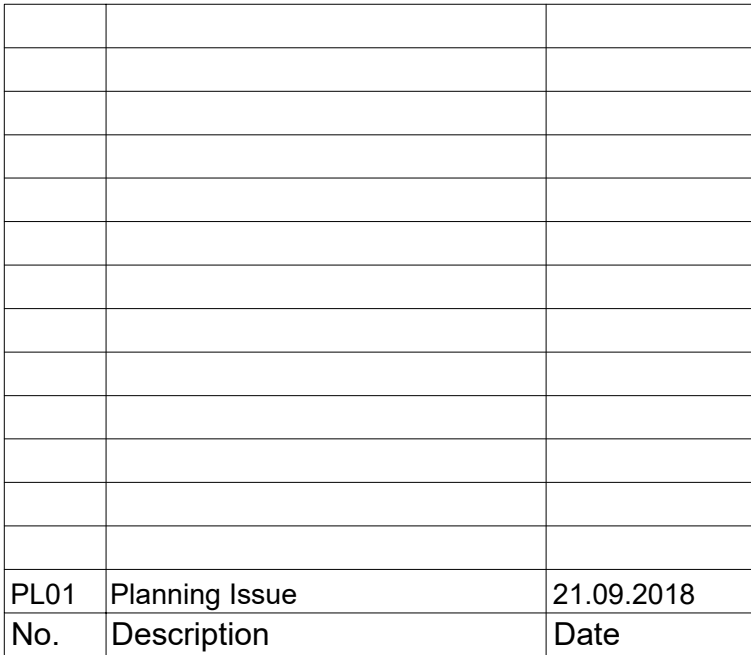
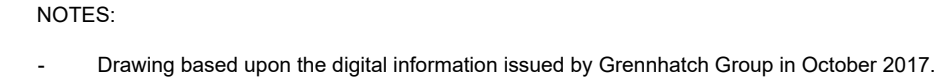
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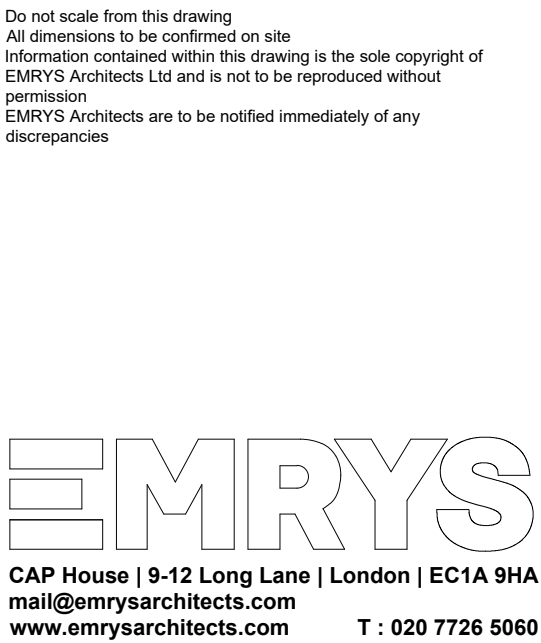
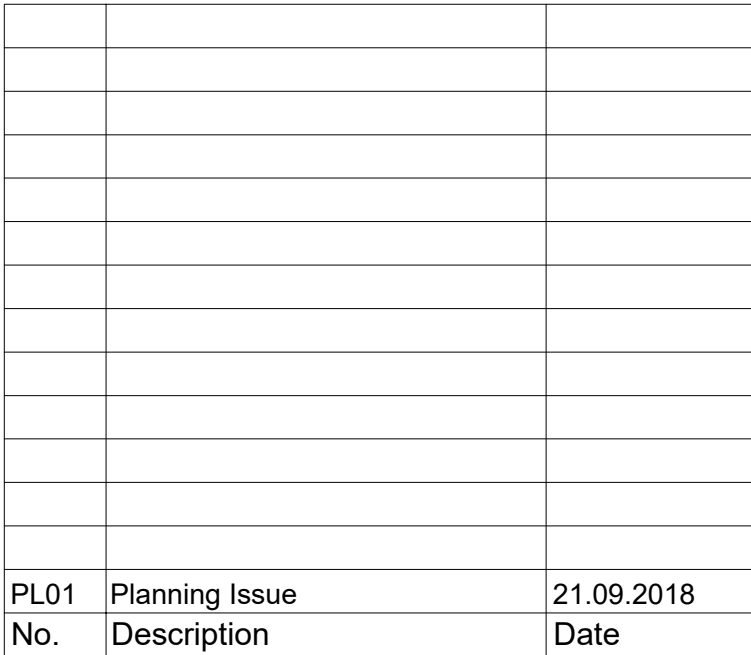
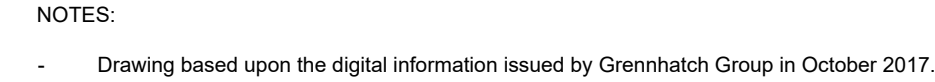
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ENWG	0100 EXISTING DRAWINGS Existing BB Section 1-5 Long Lane							
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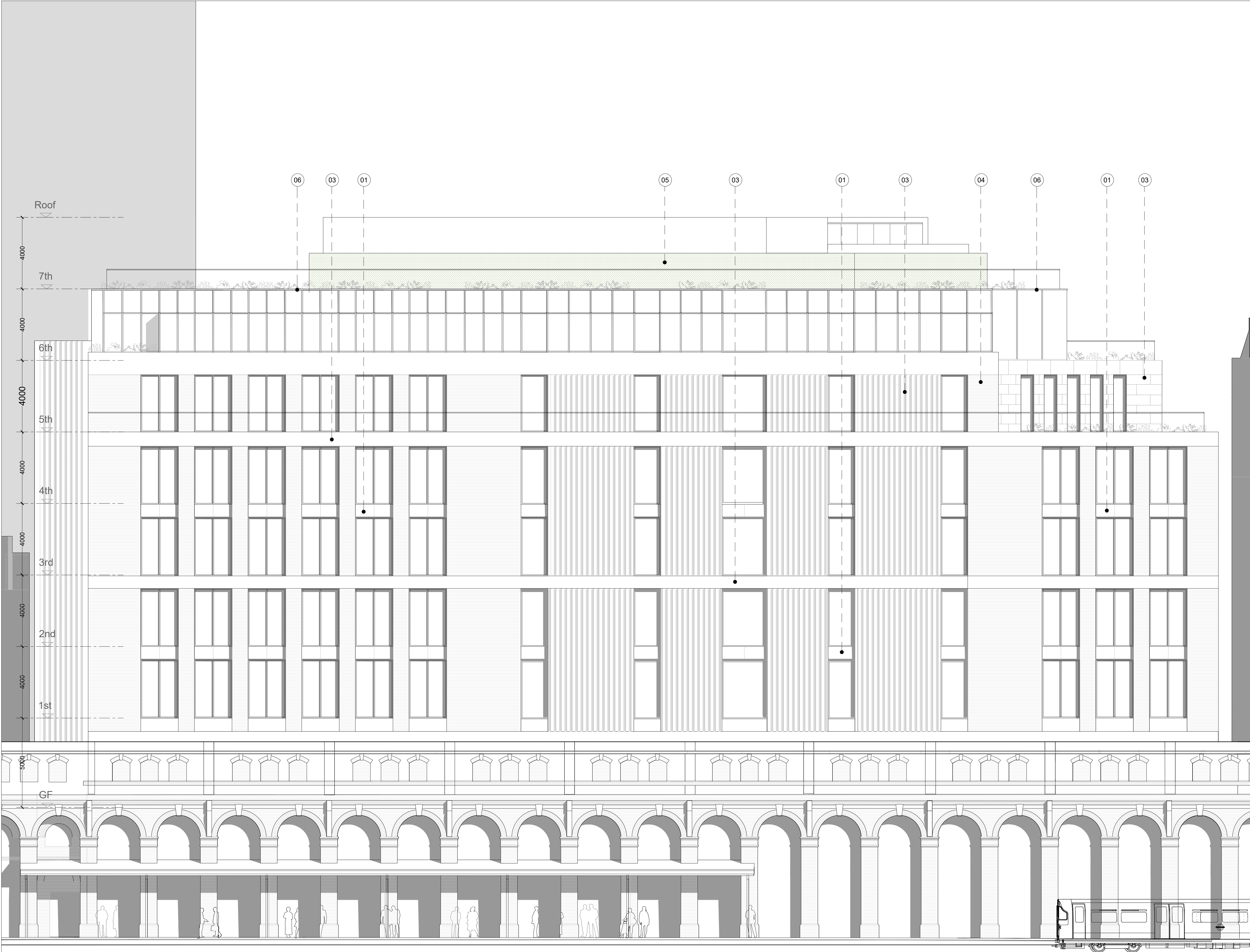


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TITLE	One Long Lane 1-12 Long Lane EC1A 9HA				
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PLANNING					PL01
DWG NO	1506-0100-AP-012				



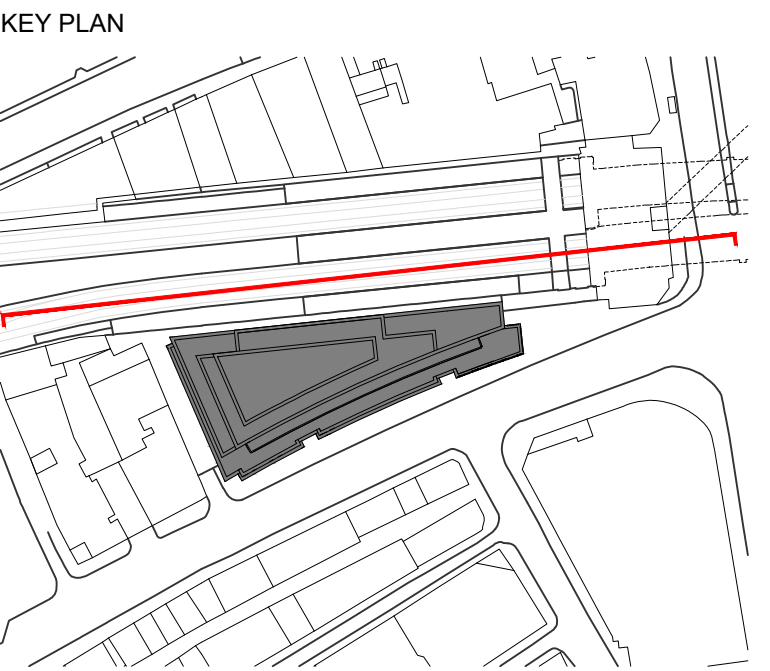
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DRAWING STATUS					REVISION	
PLANNING					PL01	
DWG NO.	1506-0100-AP-012					





- NOTES:
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  - Information to read in conjunction with Structural Engineer and MEP Engineer package information
  - All dimensions subject to a tolerance of +/-5mm.
  - All details are indicative and should be reviewed against contractors selected supplier / manufacturer / system. Any variations are to be advised to and approved by the Contract Administrator prior to commencement on site.

- KEY:
- 01 Architectural terracotta (blue)
  - 02 Architectural terracotta (white)
  - 03 Portland stone
  - 04 Glazed white bricks
  - 05 Green walls
  - 06 Aluminium Cladding



No.	Description	Date
PL06	Planning Issue	29.07.2020
PL05	Planning Issue	09.03.2020
PL04	Planning Issue	04.03.2020
PL03	Planning Issue	08.11.2019
PL02	Planning Issue	02.08.2019
PL01	Planning Issue	21.09.2018



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0400 PROPOSED ELEVATIONS  
Proposed North Elevation

DRAWN IG CHECKED MB DATE 21/09/2018 SCALE 1:100

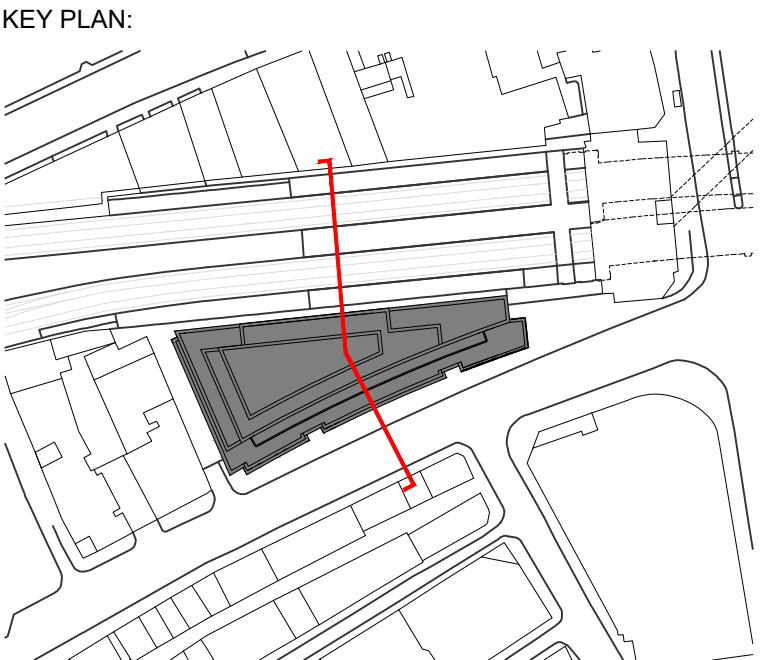
DRAWING STATUS PLANNING REVISION PL06

1506 - 0400 - AP - 005





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DRAFT		
PL04	Planning Issue	29.07.2020
PL03	Planning Issue	08.11.2019
PL02	Planning Issue	02.08.2019
PL01	Planning Issue	21.09.2018
No.	Description	Date



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JOB NO	1506	CLIENT	Mactaggart Family & Partners GMS Estates LTD		
TITLE	One Long Lane 1-12 Long Lane EC1A 9HA				
DWG	0300 PROPOSED SECTIONS Proposed Short Section Section B				
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DRAWING STATUS				REVISION	
PLANNING				PL04	
1506 - 0300 - AP - 002					