

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.

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 (HQL) 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 reimagining 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 S11 Improving air quality

Policy S12 Minimising greenhouse gas emissions

Policy S14 Managing heat risk

Policy S15 Water Infrastructure

Policy S17 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;
- g) Details of new external doors and windows.
- h) 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.