

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Dr Linda Partridge

Address: 926 FROBISHER CRESCENT LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Bruce Badger

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

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

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

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

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

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

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

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Christopher Ash

Address: Flat 96, Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

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

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

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

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

6. How would the planters be allocated?

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Vernon Cole

Address: Seddon House London

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Noise

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Michael Hayes

Address: Flat 7 Speed House Silk Street Barbican London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Noise
- Residential Amenity

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

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

Begum, Shupi

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

THIS IS AN EXTERNAL EMAIL

Shupi

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

Best regards

Si Frew

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sifrew.com%2F&data=05%7C01%7Cplnc omments%40cityoflondon.gov.uk%7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96 be8%7C0%7C0%7C638108440197815229%7CUnknown%7CTWFpbGZsb3d8eyJWljo iMC4wLjAwMDAiLCJQIjoiV2luMz liLCBTii6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ploOGwNRn0BBpOgHgD%2F x852wmD%2BLLnGL Mt7GrukPbcQ%3D&reserved=0>

Sent from my iPhone 14 Pro

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

> Dear Simon Frew,

>

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

>

>

> Kind Regards

>

>

> Shupi Begum

> Planning Administrator | Development Division City of London Corporation

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

> [REDACTED] |

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

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> %7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96be8

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

> Juliemma McLoughlin

> Executive Director Environment

>

>

>
> -----Original Message-----
> From: Simon Frew [REDACTED]
> Sent: 30 January 2023 12:23
> To: PLN - Comments [REDACTED]
> Subject: Barbican Podium Phase 2
>
> THIS IS AN EXTERNAL EMAIL
>
>
> Jessica & Colleagues
>
> Please ensure no seating, play areas etc are under windows. The noise from these causes problems working from home or trying to sleep.
>
> Thanks
>
> Si
> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sifrew.com%2F&data=05%7C01%7Cplncomments%40cityoflondon.gov.uk%7C41b36c8ace7a41dd066908db043ecda6%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638108440197815229%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=ploOGwNRn0BBpOgHgD%2F%2F852wmD%2BLInGLMt7GrukPbcQ%3D&reserved=0>
>
> Sent from my iPhone 14 Pro
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Case Officer: Jessica Robinson

Customer Details

Name: Mrs Anne Page

Address: 191 Cromwell tower London ECY2 8DD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other
- Residential Amenity

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

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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

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

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

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

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

Thank you for your consideration.

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Horrocks

Address: 37 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Residential Amenity

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:Concerns:

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

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

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

On the positive side:

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

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

The retention of the existing water features is welcome.

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Ms Feona Hamilton

Address: Flat 352 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

Begum, Shupi

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

THIS IS AN EXTERNAL EMAIL

I refer to your letter of 27 January 2023.

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

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

Thank you.

Darrell Corner
565 Ben Jonson House
Barbican, EC2Y 8NH

Sent from [Mail](#) for Windows

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

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

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

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

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

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

For these reasons I am OBJECTING to your proposals.

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

Begum, Shupi

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

THIS IS AN EXTERNAL EMAIL

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

This e mail is from the Ben Jonson House Group Committee

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

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

For these reasons we are OBJECTING to your proposals.

Ben Jonson House Group Committee

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

Barbican
London
EC2Y 8NQ

Comments for Planning Application 22/01178/FULL

Application Summary

Application Number: 22/01178/FULL

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Mrs Jacqueline Wilson

Address: 52 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Alexander Wilson

Address: 52 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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

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

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

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

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

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

I would support a plan modified as requested.

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Peter Stewart

Address: 222 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Ms Margareta Kern

Address: Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Ms Margareta Kern

Address: Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Dear Juliemma

Observations for listed building consent and full planning permission.

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

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

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

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

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

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Dr Margaret Whittaker

Address: 542 Ben Jonson London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

Sincerely,

Margaret

Watson, Davis

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

THIS IS AN EXTERNAL EMAIL

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

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

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

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

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

I await your further advices.

DARRELL CORNER

565 Ben Jonson House
Barbican
London EC2Y 8NH

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

Dear Sir/Madam

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

Kind Regards

Planning Administration
Environment Department

City of London

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Case Officer: Jessica Robinson

Customer Details

Name: Mr david murray

Address: 7 breton house barbican london

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Noise
- Other
- Residential Amenity

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr David Reeves

Address: 246 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr John Spicer

Address: 272 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Michael Stone

Address: 202 Shakespeare tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

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

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Case Officer: Jessica Robinson

Customer Details

Name: Ms Jenny Burdett

Address: 28 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

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

Specifically, I object to

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen O'Hanlon

Address: 567 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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Case Officer: Jessica Robinson

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

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

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

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

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Case Officer: Jessica Robinson

Customer Details

Name: Dr John Rink

Address: 567 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

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

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

Comments summary

Dear Sir/Madam,

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

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

Application Summary

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Mr Stephen Chapman

Email: [REDACTED]

Address: Flat 304 Ben Jonson House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

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

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

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

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

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

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

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

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

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

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

Kind regards

Zdunik, Rafal

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

THIS IS AN EXTERNAL EMAIL

FOR THE ATTENTION OF THE CASE OFFICER JESSICA ROBINSON

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

This e mail is from the Ben Jonson House Group Committee

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

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

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

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

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

For these reasons, we are OBJECTING to your proposals.

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

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

Ben Jonson House Group Committee

Sent on behalf of the Committee by:

Stephen Chapman
Treasurer

304 Ben Jonson House

Barbican

London

