

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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

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

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

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

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

Thank you for your consideration.

Begum, Shupi

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

THIS IS AN EXTERNAL EMAIL

FROBISHER CRESCENT HOUSE GROUP

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

DIFFICULT TO UNDERSTAND

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

SPECIFIC ISSUES

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

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

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

Jenny Addison

Chair, Frobisher House Group

710 Frobisher Crescent

Barbican EC2Y 8HD

13 February 2022

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

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

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

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

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

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

For these reasons I am OBJECTING to your proposals.

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

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Dear Juliemma

Observations for listed building consent and full planning permission.

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

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

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

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

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

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

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

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Ms Wendy Spurry

Address: Flat 344 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

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

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

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Dr Alexander Wilson

Address: 52 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

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

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

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

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

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

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

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

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

11th June 2023

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

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

Play and Exercise Areas

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

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

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

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

There are many specific points to which I object:

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

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

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

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

Discouragement of Parkour & Skateboarding

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

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

New Barbican Exhibition Hall Centre Entrance (BEHCE)

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

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

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

Summary

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

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

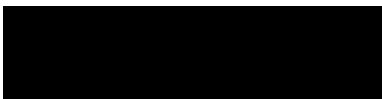
Attachment:

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

Contacts:

Mobile

E-mail:



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

Background

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

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

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

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

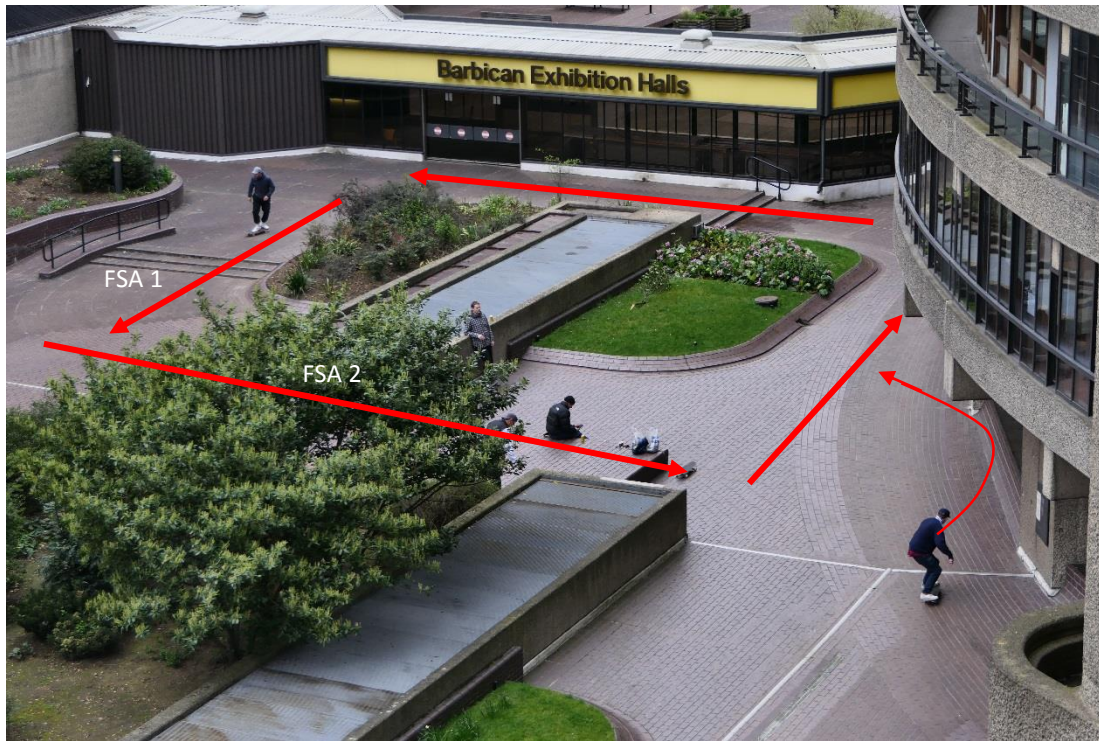
The purpose of this brief report is to provide a single resident's perspective. Hopefully, it shows that residents have some understanding of the features which cause noisy ASB and of possible ways of preventing it. I am sure it is not exhaustive. It is particular to the Ben Johnson – Frobisher – Shakespeare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

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

Dr S Wilson

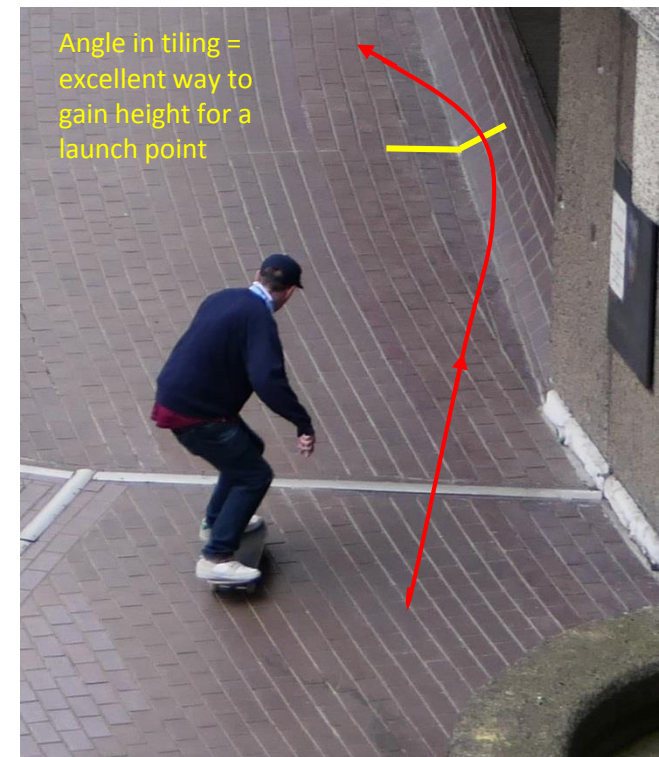
Chairman, Shakespeare Tower House Group
Elected Member of Barbican Association General Council
Member of the Barbican Estate Security Committee

SKATEBOARDING

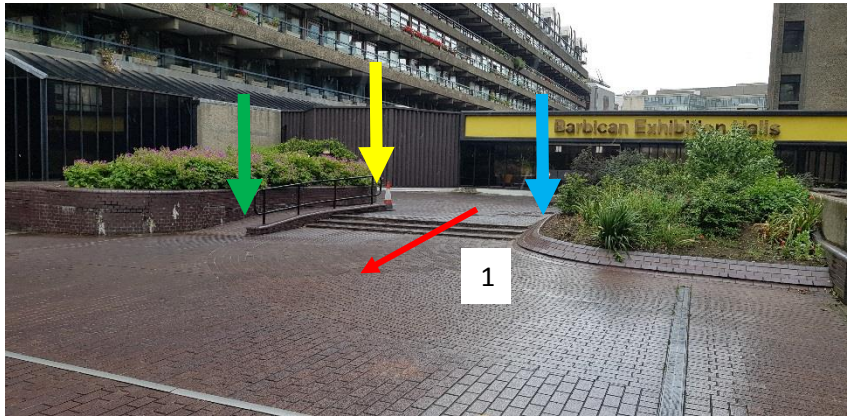


A skateboarding circuit !

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



Favoured skateboarding area 1



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



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

Conclusions:

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



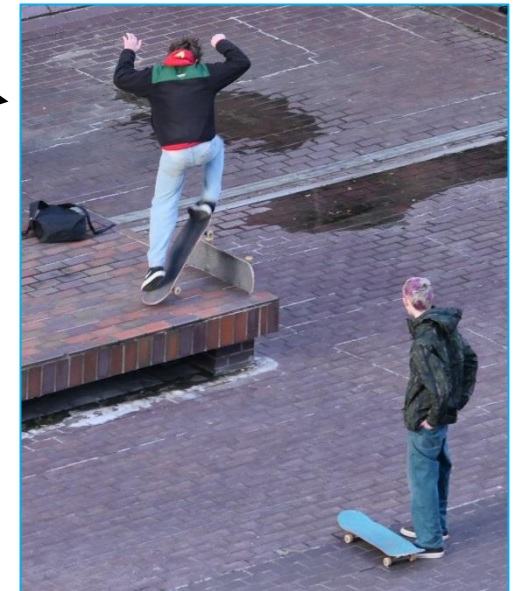


Favoured skateboarding area 3

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

Questions:

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



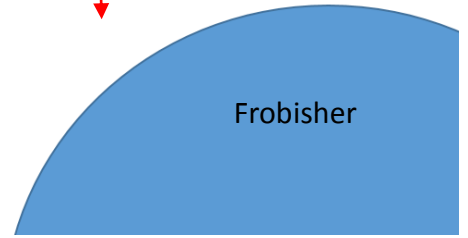
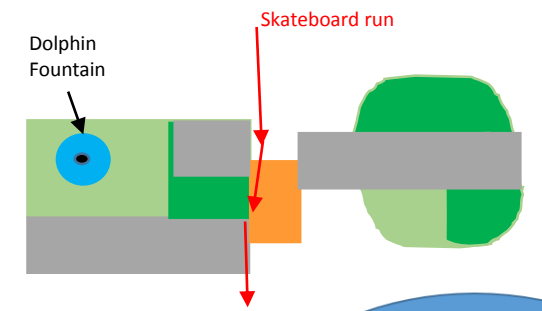
Favoured skateboarding area 3

This has become very popular with experienced skateboarders

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



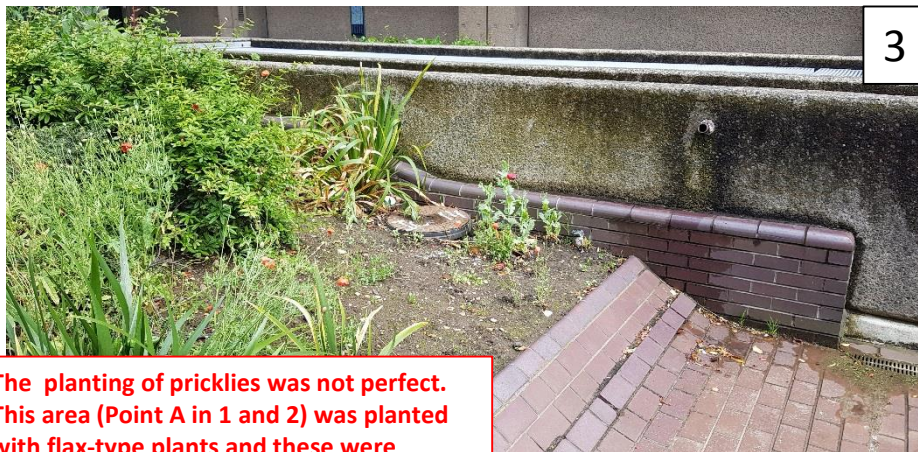
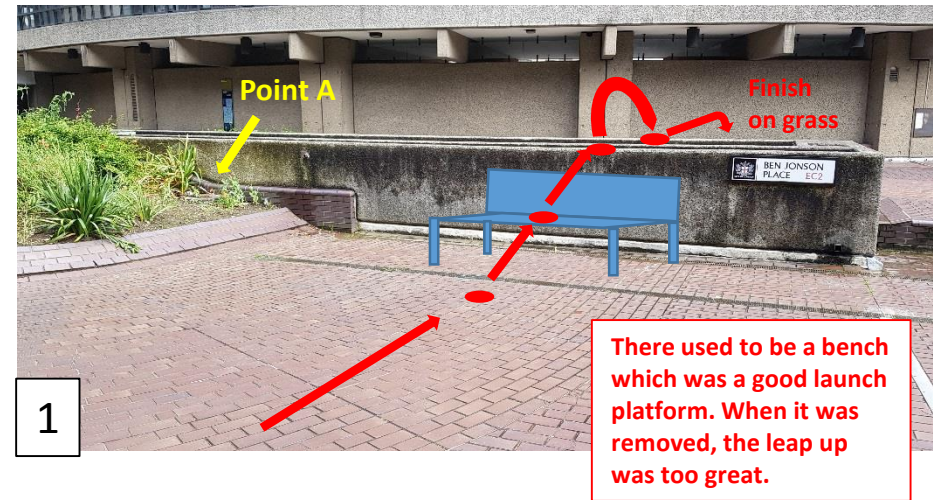
Location Schematic



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

PARKOUR

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



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

Narrative

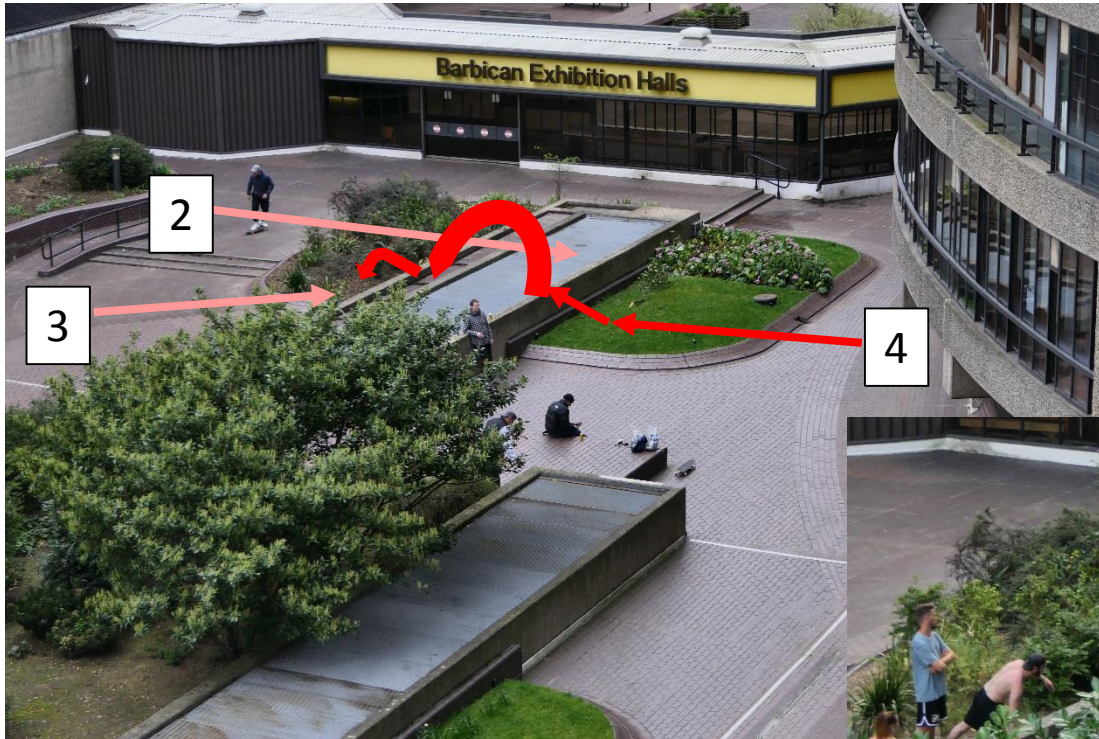
In the beginning, the parkour guys liked to use a bench as a launch point (1) but when it was taken away they found it hard to get up to the top of the concrete.

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

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

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

continued overleaf



Narrative, continued

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

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



Conclusions:

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

The wider upper podium has raised areas attractive for parkour



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

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

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

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

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



Damage to a bench outside Ben Johnson House.

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

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

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

Damage to Podium tiles.

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

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



CYCLING

General comments on Cycling

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

However, there are several examples which are of concern

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

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

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

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



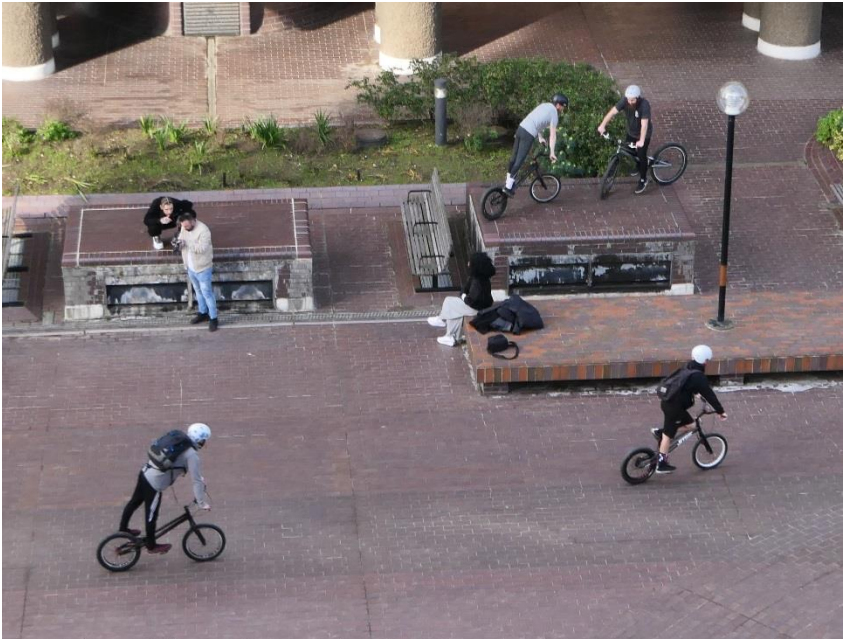
Congregation of Deliveroo riders



Electric 3-wheeler zoomed about faster than most cyclists



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



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

Cycle Parkour 1



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



No concern for 'normal' users of the podium.

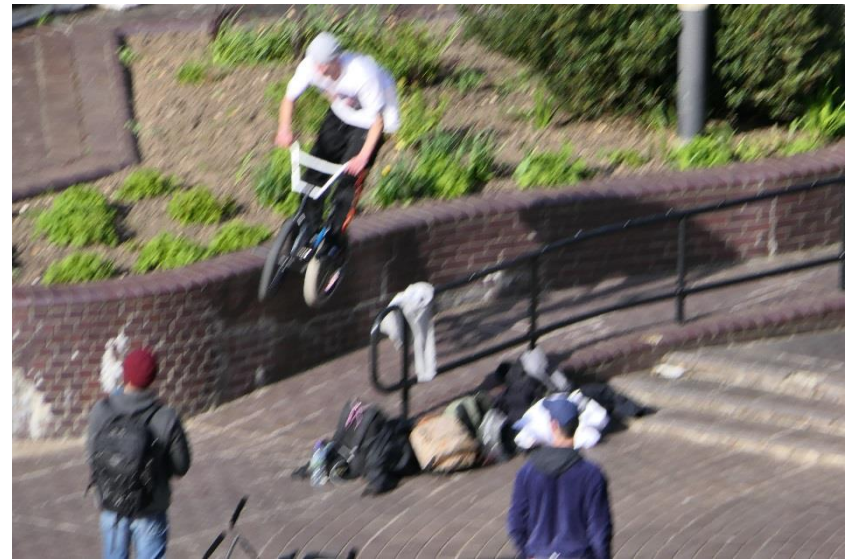


About a dozen cycle parkour-ists in the 'Yellow Box' area



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

Cycle Parkour 2



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

DOLPHIN

PADDLING POOL

~~FOUNTAIN~~

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



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

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



Solutions:

1) Remove it.

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

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

3) Block access by replacing the grass with prickly shrubs

Comments for Planning Application 22/01179/LBC

Application Summary

Application Number: 22/01179/LBC

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

Customer Details

Name: Mrs Jacqueline Wilson

Address: 52 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

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

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

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

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

In its current form I cannot support the plan.

Zdunik, Rafal

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

Comments summary

Dear Sir/Madam,

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

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

Application Summary

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Ms Mary Gilchrist

Email: [REDACTED]

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

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

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

Kind regards

Zdunik, Rafal

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

Comments summary

Dear Sir/Madam,

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

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

Application Summary

Address: Barbican Estate London EC2Y 8EN

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

Case Officer: Jessica Robinson

[Click for further information](#)

Customer Details

Name: Mr Stephen Chapman

Email: [REDACTED]

Address: Flat 304 Ben Jonson House London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

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

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

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

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

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

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

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

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

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

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

Kind regards