

Appendix 1 New Stores Project process

1. In 2016 the Barbican Residential Committee asked officers to review the underused Barbican car parking spaces in conjunction with the current and potential demand for additional storage spaces.
2. A residents' survey was carried out in relation to the demand for additional storage and this was reviewed in conjunction with the current waiting list. Since 2016, over 270 residents have been on our waiting list for additional storage.
3. A project to install 316 further residents' stores in the vacant bays in the car parks (currently over 500 vacant bays) was progressed via the City Corporation's Gateway process. This included the option of extending the letting of storage spaces in the car parks to non-Barbican residents should there be insufficient demand from Barbican Estate residents.
4. The Barbican Estate Office currently rents stores in the car parks to Barbican residents only and does not have a policy of renting to other residents in the City.
5. Following a pre-planning consultation exercise undertaken by the Barbican Estate Office in July 2017 a planning application for the new stores in the car parks for residents and non-residents was submitted in September.
6. As part of the formal planning application consultation, which took place in October 2017, a number of objections were lodged relating mainly to non-residents usage of the new stores (mainly security concerns). As a result, it was deemed necessary for the planning application for the new stores project to be presented to the Planning and Transportation Committee.
7. The Planning and Transportation Committee at its meeting in April 2018 approved the planning application for new stores in the car parks for residents and non-residents subject to the following conditions:
 - Revised plans with the omission of three of the original proposed storage units and the omission or adjustment of any other proposed storage units which may require removal or adjustment pursuant to a Safety Statement (to demonstrate that none of the storage units would have an adverse impact on fire escape/access and vehicle/pedestrian safety within the car parks).
 - The use shall not commence until a management plan has been submitted to and approved in writing by the local planning authority detailing:
 1. That the storage units would be offered to Barbican residents in the first instance;
 2. The proportion of storage units that would be let to Barbican residents at any one time;

3. The criteria for letting storage units to non-Barbican residents (stipulating the non-commercial nature of the storage and the extent of the letting catchment area);
 4. The fire safety arrangements, including such matters as restricting the storage of hazardous items and maintaining fire escape access;
 5. The security measures to prevent unauthorised access to private residential areas.
- The use shall not commence until details of CCTV provision within the car parks have been submitted to and approved in writing by the Local Planning Authority.
 - The development shall not be carried out other than in accordance with the approved drawings and particulars or as approved under conditions of this planning permission
8. It is proposed that the use of the new stores in the car parks would be based on the following letting policy to be approved by the Barbican Residential Committee:
- storage spaces in the car parks be let to non-Barbican residents within walking distance (defined as other City residents living within half a mile of the entrance to the car park storage) should there be insufficient demand from Barbican Estate residents
 - the policy to come into effect after six months following the completion of the new stores project
 - the policy be subject to a twelve-month review by the Barbican Residential Committee