

# Newsletter

barbicanassociation.co.uk | August 2021

## Bastion House and the Museum of London. A personal view

### Do we want to let the Corporation knock them down?

When the plans for a new Museum of London to be built in Smithfield West were announced in 2015, the Corporation applied for and were granted a temporary five-year immunity from listing for Bastion House and the current Museum.

Though it might have been listed earlier, 20th Century England decided not to resist the original certificate of immunity on account of alterations that had been made to the original building. However, they did recommend that the site should be included in the Barbican and Golden Lane Conservation Area, to which the Corporation paid no heed.

In 2019, in consideration of the proposals for the Centre for Music, the Corporation sought further renewal and a further temporary Certificate of Immunity for Bastion House was issued in 2019 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which will expire on the 20th August 2024.

### CHAIRMAN'S CORNER

It is considered unlikely that further extensions will be granted and the Corporation is hurrying to secure planning permission to demolish before the immunity runs out.

I do not think there has been a debate about this. Are we too late to save the buildings from demolition?

In the various consultation meetings I have attended, I was struck by the number of residents who admire Bastion and the Museum and do not wish to lose them.

Many questioned the wisdom of demolition and rebuilding on the site. Strong views were expressed about the impact on the City's carbon footprint and reference was made to the statement from the Royal Institute of British Architects recent statement which observed:

"Experts used to be proud to reduce emissions by replacing leaky old buildings with energy-efficient new ones. This was a mistake, instead, we should refurbish old buildings rather than scrap them, because of the pollution that would be involved in

## IN THIS ISSUE

CHAIRMAN'S CORNER	1
RESIDENTS' CONSULTATION	3
SECURITY	4
PLANNING	4-6
BARBICAN PROJECTS NEWS	7
OBITUARY	7
TUESDAY CLUB	8
DISCOUNT SCHEME	8

Articles published in the Barbican Association Newsletter do not necessarily represent the views of the Barbican Association or the Newsletter's editor. While submitted material is encouraged, publication thereof is not guaranteed and any content for publication may be subject to editorial scrutiny and alteration, based on the editor's judgment. Proposed material is submitted and accepted subject to that understanding. Whereas all intellectual property rights of originators are respected and protected in compliance with UK intellectual property law, the editorial content, structure and format of the Barbican Association Newsletter is the intellectual property of the Barbican Association and may not be reproduced without written permission. If you wish to comment on any of the articles in the newsletter, make any suggestions about items which you would like to see covered or offer to write an article, please contact us. The Barbican Association Newsletter Editor is Helen Hudson, email: [barblifeedit@gmail.com](mailto:barblifeedit@gmail.com).



constructing a replacement building, otherwise known as embodied carbon."

Initially the Corporation informed us that the state of the buildings was such that renovation was not an option as they had reached the end of their designed life. They were challenged on this and we understand that they have commissioned an assessment to take account of the embodied carbon. We hope that the

*continued on page 2*

# Bastion House and the Museum of London. A personal view

Continued from page 1



Corporation in the interests of transparency will share this with us.

The Barbican and Marmite have one thing in common - you either like it or you don't. Years ago, the Barbican was denounced - today it is listed and admired. The majority of us who live here do it out of choice. The same could be said for the Museum and Bastion House. Geoffrey Powell of Chamberlain Powell and Bon was a contemporary of Philip Powell (Powell and Moya were the architects of the Museum) and they were close friends though not related. They admired each other's work and were delighted that the two schemes complemented each other.

It may be too late, but we should question the desirability of demolishing Bastion House and the Museum of London and replacing them with an office-led development which is what the Corporation are proposing.

## Why oppose demolition?

- Because the world has changed since the scheme was originally conceived. Climate change, Covid, Brexit and opportunities for home working have

converged, creating uncertainty as to how the City may operate in the future. Is it wise at this moment to start down a path which is unlikely to reach completion in less than eight or more years' time?

- We should be minimising carbon emissions.
- The quality of life for those living in close proximity, Mountjoy, Thomas More, Wallside and Monkwell Square will be severely reduced by pollution from noise, air quality and dirt. Ask anyone from Willoughby who continue to suffer from the works in Moor Lane.

Should the Barbican Association consider mounting a campaign to persuade the Corporation to carry out a proper study of the alternative to demolition and to repurpose the site and buildings?

Do you who live here have a view? Is there sufficient support amongst us to challenge the Corporation?

Please let me know. [chairbarbassoc@gmail.com](mailto:chairbarbassoc@barbican.org.uk) or through your house groups.

## The view from the Barbican Association London Wall West Group

A year or so ago the chances of saving the buildings were slim. They might have risen a bit because the City has got serious about climate change. But nevertheless, we need to be prepared to influence the development if the City decided to demolish and rebuild.

The Barbican Association has set up a working group composed of residents who will be most affected by the development. It includes a number of veterans from the campaign against the extension to the City of London Girls School. We have started a dialogue with the Corporation which has enquired what we think should be put on the site. At this stage we are agnostic but believe that the following points must be considered:

- This is an opportunity for the Corporation to create something which will be recognised by our descendants as inspired and shape perceptions of this part of the City. This requires Vision.
- LWW is within the Culture Mile and is an intrinsic part of the cultural quarter. It is a sensitive site between two conservation areas. It should not be looked at in isolation from the Arts Centre renewal and the relocation of the Museum of London to Smithfield.

## CHAIRMAN'S CORNER

The development should complement the existing cultural offering.

- The need for a financial return is recognised but we believe a financial value of benefits from culture, education and public amenity must also be included in the assessment.
- The retention of first-class architects to provide a first-class solution is acknowledged and welcomed.
- The scale, mass and height of the development should complement the adjacent listed Barbican Estate rather than the commercial developments to the south and west and be broadly consistent with what already exists.
- The uses of the development should recognise the proximity to the Barbican, respecting the fact that it is primarily housing and that residents need peace and tranquillity (in line with the draft City Plan).
- Residents will be the most adversely affected by the development not only during demolition and the long ensuing period of construction but also thereafter by the final product. They therefore have more to lose than other sections of the community and hence must be closely involved in the creation of the Vision. This means proper consultation and involvement with the decision makers.
- We will have got it right if in the future the LWW is incorporated in the Conservation area and is finally granted Listed status. That should be the ambition.

**Adam Hogg**

*Chair, Barbican Association*



# RCC Round-Up

Here is a round-up of some of the topics reviewed recently by the Barbican Residents' Consultation Committee (RCC), where you are represented by your House Group. The full report pack is available online.

The next RCC will take place in the autumn, when we may be meeting in Guildhall rather than virtually. Either way, I encourage you to watch the meeting and provide feedback on agenda items to your House Group representative (see list at <https://democracy.cityoflondon.gov.uk/mgCommitteeDetails.aspx?ID=188>) so they can incorporate it into their thinking.

## BARBICAN ESTATE RESIDENTS' CONSULTATION COMMITTEE



**Christopher Makin**

*Chair, Barbican Estate Residents' Consultation Committee (RCC) that represents residents in their relationship with the City, as their managing agent and landlord.*

### Fire Door Replacement Programme

The next step is a full survey of the Estate to establish the exact number of doors in scope. Replacing the doors will be a complex project and, due to the Estate's Listed Building status, the design of replacement doors will be subject to consultation with residents. This project is a Landlord's expense and is estimated to take two to three years.

### Fire Safety Signage

One of the key findings of the Barbican Residential Estate's (BRE) last fire risk assessment was the need to update our fire safety signage. When new signage was introduced, concerns raised by residents led to the programme being suspended. Subsequently, rePurpose Architects were appointed to produce a bespoke Fire Strategy for the BRE. This is nearing completion and, once finalised, will be submitted to the London Fire Brigade for review and approval. It will also be shared and discussed with residents prior to implementation.

### External Wall Fire Reviews (EWS1 Forms)

After the Grenfell Tower fire tragedy, the government established a programme to ensure the fire safety of residents in high-rise buildings. As part of this programme, the External Wall Fire Review process confirms that the external wall system (typically insulation, filler materials and cladding) of residential buildings has been assessed for safety by a suitable expert. Lenders may refuse a mortgage application where an EWS1 Form cannot be produced. EWS1 forms have been completed for Andrewes, Breton, Defoe and Gilbert Houses, and forms for all City of London buildings including the Barbican are expected to be completed this year.

### Podium Waterproofing

The second phase of the podium waterproofing, tile replacement and landscaping project will cover the area from Bryer Court to the steps down to Speed House. It is a non-service chargeable, multi-million pound project that includes the removal of the 'yellow link building' on Ben Jonson Highwalk. The team is currently preparing a planning application, an application for Listed Building Consent, and undertaking extensive surveys and site investigations. Initial meetings with residents' representatives have taken place.

### Podium Waterproofing Schedule

Podium waterproofing will be a multi-year project that will roll-out across the Estate as follows. 1: Ben Jonson/Breton/ Cromwell Highwalk; 2: Thomas More/Mountjoy/ Seddon/ John Wesley Highwalk; 3: Speed Highwalk; 4: St Giles Terrace; 5: Willoughby Highwalk; 6: Andrewes Highwalk; 7: Defoe Place; 8: The Postern/Wallside; 9: Lauderdale Place; 10: Cromwell Place. At this stage only priority zone 1 Ben Jonson/Breton/ Cromwell Highwalk is being progressed.

### Car Park Charges/Electric Vehicle Charging

As occupancy of the Barbican's residential car parks fell by nine percent last year, to 568 parking bays compared with 863 bays in 2006, the cost of parking will remain unchanged at £1,420. Turning to the installation of the second phase of Electric Vehicle (EV) charging points in the remaining Barbican Estate Car Parks, it is proposed that EV users will be charged directly with no intermediation or add-ons by the Barbican Estate Office. The Barbican Residential Committee approved that EV users will be directly billed by BP Chargemaster at 16p/kWh with an additional payment of 35p for each hook-up.

### Service Charges

Since November 2020 the RCC's Service Charge working party has been working with officers on a more detailed review of the costs paid by leaseholders. The group is seeking to understand the reasons behind the year-on-year service charge increases and collectively look to find palatable ways to achieve reductions, working with residents, and maintaining service levels. To achieve this objective the group has embarked on a detailed line-by-line examination of the Service Charges. This work has started on 'Supervision and Management' and will proceed to other areas.

### Former Police Office - Shakespeare Tower

This space will be let to a high profile, design-led architecture practice with a specialism in cultural and public projects, primarily in the performing arts sector. The firm proposes to open up the space as a single volume, removing the mezzanine level and sensitively remodelling the double height space. Having undertaken a number of renovation and restoration projects within the Barbican Estate, the firm understands the particularities and constraints of working with listed buildings.

# Security Matters

The Barbican Estate Security Committee and I are pleased to have been able to launch the Anti-Social Behaviour Reporter last month and we are also encouraged to see that a number of residents from various houses across the estate have already started to use this bespoke website to record asb incidents.

Between the 19th and 30th June a total of 44 asb incidents were reported. Totals by house and their % of the total were as follows:- Ben Jonson 18 incidents (40.9%); Gilbert 7 (15.9%); Defoe 4 (9.1%); Bunyan Court 4 (9.1%); The Postern 3 (6.8%); Andrewes 3 (6.8%); John Trundle Court 2 (4.5%); Seddon 1 (2.3%); Breton 1 (2.3%) and Willoughby 1 (2.3%).

In terms of the number of incidents and type of asb activity reported, the results were as follows:- Skateboarding 13 (29.5%); Rowdy Behaviour 8 (18.2%); Parkour 7 (15.9%); Cycling 7 (15.9%); Loud Music/ 1 noisy moped 7 (15.9%); Roller Skating 1 (2.3%); Intimidating Behaviour 1 (2.3%).

A summary report detailing the above is available to view on the Barbican Association's website – please use the following link:- <https://barbicanassociation.co.uk/asb-short-report-for-june-2021/> When loaded, click on first report to view the detail reported

Going forward, please continue to use the website link shown below to record any anti-social behaviour activity you may witness across the estate. Please remember, **at this stage, the Anti-Social Behaviour Reporter will purely record incidents**. If you witness an asb incident, please use the website to record the event but if immediate action is also required then you should follow normal procedure i.e. call City of London Police on 101 (or 999 but only if urgent); Barbican Estate Office on 020 7029 3958; City Noise Team on 020 7606 3030 etc...

Any non computer-savvy person should report asb incidents via their Concierge (CPA or Lobby Porter), who

## SECURITY AND SAFETY

### Useful Police Contact Numbers

City of London Police switchboard-  
Crime reporting: 020 7601 2222  
Non-emergencies: 101  
Emergencies (landline): 999  
Emergencies (mobile): 112  
Anti-Terrorist Hotline: 0800 789 321  
Action Fraud Team: 0300 123 2040

### Numbers to call in the event of Disturbance

City Noise Team: 020 7606 3030  
for noise happening currently. (For advice, email: [publicprotection@cityoflondon.gov.uk](mailto:publicprotection@cityoflondon.gov.uk) but response to emails is not immediate)  
Transport for London (Underground): 0343 222 1234 (option 6) 08:00-20:00. (Use online form at <https://tfl.gov.uk/help-and-contact/>)

Crossrail: 0345 602 3813  
(Email: [helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk))

will then feed the information to our website:-

<https://asb.barbicanassociation.co.uk/>  
**Deputy David Bradshaw C.C.**  
Chair, Barbican Estate Security Committee

## Planning & Licensing update

### City Place House – application approved

We start this article again with the usual phrase – Onwards, and forever upwards..... and outwards. At its most recent meeting, the City's Planning & Licensing Committee approved the application to demolish City Place House (55 Basinghall Street) and replace it with a building ~83% larger and able to accommodate a more than doubling of worker numbers. This is despite having received a plethora of objections on the grounds of its inappropriate height and mass, the inevitable impact of residential amenity - in particular regarding loss of light – and environmental concerns regarding its demolition rather than refurbishment given the growing awareness of pollution from embodied carbon. Calls for a marginal scaling back of the size and for the height of the proposed development to be maintained at its present level fell on the usual deaf ears. Hence another massive new structure is to join the City's approved planning list.

### “Canyonisation” of the Barbican

We have previously voiced our concerns about the steady escalation

in building height and mass around the Barbican which is creating a “canyonisation” of our listed Estate. This is clearly evidenced by the developments at London Wall Place, 21 Moorfields, Tenter House, Moorgate Exchange, CoLPAI, the Denizen, 160 and 150 Aldersgate and 1-12 Long Lane inter alia. The approval of the City Place House site will merely perpetuate this trend..... and, as we are well aware, the fate of the London Wall West site (Bastion House and the Museum of London) is still to be decided.

### Behaviour signage installation granted approval

Moving on, it is good to report that approval has finally been granted for the replacement of behaviour signage across the Barbican Estate. The signs are 600mm wide and 300mm high and are to be placed at 30 strategic locations around the Estate, chosen so as to be visible from entrances on to the Highwalks. We hope that their installation will take place soon and will help to deter cycling, skateboarding and other anti-social behaviours around the Estate.

## PLANNING AND BUILT ENVIRONMENT

### 1 London Wall terrace application re-appears

Elsewhere on the planning front it was disappointing to see the re-emergence of the application to install a pergola, furniture and lighting on the 10th floor terrace at 1 London Wall given the very clear potential for noise disturbance for neighbouring properties. A number of objections have been lodged but, at the time of writing, no formal decision has yet been taken by the City's Planning Dept.

### Wood Street Bar & Restaurant pavement licence

On the Licensing front, applications for the granting or extension of pavement licences have, for obvious reasons, been numerous. In response to numerous objections, the Wood Street Bar & Restaurant withdrew its original application for 60 outside table places and, following consultations with nearby residents, re-submitted a modified application for 22 outside table places for guests purchasing food for use

between the hours of 11.30am – 19.30pm Monday to Friday only and not at weekends. This was accepted. Let us hope that the granting of this pavement licence helps the Bar get back on its feet

after such a difficult time for the hospitality industry.

**Sue Cox**

BA Planning & Licensing Sub-Committee

## PLANNING AND BUILT ENVIRONMENT

# Planning and Panels

Lord Lisvane in his governance report last year made various recommendations relating to the Planning and Transportation Committee (PTC): that its 35 members should be “sharply reduced”; that Member consideration of planning applications should be through small panels; that no Member should hear an application affecting his or her Ward; and that no Member of the proposed Property Committee (currently the Property Investment Board or PIB) should become a member of the PTC to avoid conflicts of interest. Lisvane was against standing geographical panels as they risked becoming “cosy”.

Lord Lisvane observed that “the purpose of examining planning proposals is to provide dispassionate assessment and compliance with agreed policies, not to debate on behalf of electors.” In other local authorities, all electors are residents, so their interests are intrinsic to the assessment of applications. Not so in the City, where the property development sector is well-represented amongst Members, including the current chair of the PTC

who also sits on the PIB. So much for “dispassionate assessment”.

Identifying an opportunity to dilute the already weak influence of PTC Members elected by residents, the Corporation supported the formation of geographical panels and the disqualification of Members from hearing applications relating to his or her own Ward. The plan was that the PTC at its meeting on 8th June would consider Ward-based geographical planning panels. The outcome would be referred to the 8th July Policy and Resources Committee (PRC) and thence to the 22nd July Court of Common Council for implementation in the Autumn for a trial period.

In the meantime, an online petition objecting to panels and to conflicting committee membership was promoted by the BA and by the Golden Lane Estate Residents’ Association. The PTC was asked to consider the petition as “context”. No consultation with residents took place.

It became evident at the PTC’s 8th June meeting that geographical panels presented more problems than “cosiness”. The Square Mile is not square and the Wards do not divide

neatly by the points of the compass. The Wards are not equally populated by Members, giving rise to panels of different numbers. There were problems allocating the PTC’s Chair, Deputy Chair and Aldermen. Work might not be evenly distributed. Inconsistencies in policy application might arise. A consensus in favour of random rather than fixed panels emerged during the meeting.

The PTC Chair made a valiant attempt to salvage a recommendation and the timetable by making up alternative proposals on the hoof. In the result, all Members of the PTC voted against geographical panels, but the Chairman secured a vote 14 to 10 with 1 abstention in favour of the principle of panels with no details settled.

Come the PRC meeting on 8th July, it was agreed to request a further report from officials on panel formation. Edward Lord sought to keep a geographical element in play notwithstanding the PTC’s vote. Jeremy Mayhew’s suggestion that panels of any design would further damage relations with residents was derided by Tom Sleigh as “pandering to the electorate” ahead of the March 2022 elections. Applause can be heard. Watch it on YouTube and weep.

**Heather Thomas**

# Play area under Seddon

I’m the chair of Seddon House group and I thought it would be helpful to explain the background to the notices that have gone up in Seddon playground asking us all to use it only between the hours of 8 am and 8pm. I think it has caused some consternation among some residents, particularly the mothers of young children, and I’m sorry about that and I hope I can allay people’s concerns.

## Background

The issue was first raised a couple of years ago, ie well before the pandemic, by residents close to the playground in Seddon House and in the south end of Thomas More House. They were finding that excessive noise emerging from the playground was intensifying, but also that these noise levels were

extending long into the evening and even into the early mornings. They know they live over a playground, but for the first time they were finding that there was virtually no time during the waking day (or even late into the night) when they were not disturbed by noise coming from the play areas.

So the house groups of Seddon and Thomas More discussed the issue with the BEO, who suggested discussing the matter at the Residents Consultation Committee. So we took the matter there – and suggested some guidance on use of the area, in particular, that the area should not be used early in the morning or later in the evening. I know some people have criticised the RCC for not consulting properly on this, but we used the mechanism that exists.

We raised the issue at RCC one meeting and asked the house group reps to canvass views within their houses – and sent round a supporting paper – with a view to a full discussion at the next meeting. At that next meeting there was almost unanimous support for having some accepted hours of operation for both the play areas and the igloos in the east lake. 8am to 8pm were thought to be reasonable for the play area. That decision was made in June 2020. It hasn’t been enacted until now because of the pandemic. Although the affected residents would have welcomed the respite, the BEO thought it shouldn’t be implemented while people were locked down. The affected house groups accepted that.

## Manners and estate management

The Barbican is a great place to live –

it's safe, secure, well built, mostly reasonably well maintained, and people like living here. It is in the middle of a noisy City, however, and people who live here understand that, but it is also notable for being one of the most tranquil places in the City, particularly in the evenings. The Barbican is also densely populated – which means that we live close to each other and that some activities need to be managed to make the place liveable in. Some of the constraints – eg on not playing music so that it can be heard outside your flat – are reflected in the lease and others are reflected in the general guidance circulated by the BEO.

The problem experienced by the residents over the playground in Seddon and the south end of Thomas More is an example of an issue that crops up in several places around the estate where a very small minority of residents are particularly badly affected by an activity enjoyed by a much larger and much more disparate group of people.

Noise is a public health issue, and is recognised as such in things like the Code for Construction workers. This Code makes it clear that if there are no people around to be disturbed noisy

construction work can carry on 24 hours a day. In London as a whole it is restricted to between 8 am and 6pm with reduced hours on Saturdays and no work on Sundays. On the estate itself noisy work is restricted to 10am to 4pm, partly because of the closeness of the neighbours and the way sounds carry around the estate. When I chaired the Barbican Association we spent a lot of time resisting activities that would disturb residents' quiet enjoyment of their flats in the evenings - whether it was evening construction work, activities on office terraces, drinking outside licensed premises, music emitted from the Arts Centre, or skateboarders. There isn't really a reason to treat noise from the playground any differently.

Local authorities throughout the land lock parks and playgrounds in the evenings when they are next to flats, to limit noise and nuisances, and private landlords on big estates also maintain time limits on certain activities.

It is important to emphasise that we have never sought to restrict children using the play area throughout the day, and nor are we complaining about people walking quietly through the area or even sitting there reading a

## PLANNING AND BUILT ENVIRONMENT

book at any hour of the day. All we want is some quiet in the evening and not to be woken by the sound of a boom box, shouting, screaming, or balls thumping on concrete.

We are sorry to those people who can no longer have early morning basketball and boxing coaching (“basketball started at 5.30 one morning though usually it is 7.15 am”); “play football at 10 or 11pm”, do “prolonged screaming”; or “thump... balls on the ground or against walls, resonating upwards through the structure” before 8am or after 8pm. We hope that as life opens up you can find another place in the mornings and evenings to do that. But your neighbours are grateful for some hours of peace after they return from work and before they get up.

Thank you

**Jane Smith**

Chair, Seddon House Group

## If at first you don't succeed...

**G**reat Arthur House is a Grade II listed, 16 storey block of 120 flats on the Golden Lane Estate. It is the one with yellow cladding and the space age roof. It was built in the late 1950s; it is regarded with reverence by architects; and it had been leaking for years when, in 2002, a report came to damning conclusions about the block's condition. The remedial works began in 2016 and were finished in 2018. The Corporation of the City of London (the Corporation), as landlord, thought that those residents occupying under long leases should shoulder their share of the cost of £8,722,106 as a service charge. There are estimated to be 48 long leaseholders and 21 of them believed that the cost (£72,663.86p per flat) was not properly payable by them. They (the applicants) commenced proceedings against the Corporation in one of the more obscure parts of the judicial system in 2019.

Under statutory provisions, long leaseholders are liable for “specified repairs”, but not if the repairs amount to the making good of structural defects. A common sense reading of the problems

and of the remedial works suggests that these were structural defects. Amongst other things, the curtain wall was replaced. The First Tier Tribunal Property Chamber (Residential Property) thought so, and found in favour of the applicants in January 2019. The Corporation appealed. The Upper Tribunal (Lands Chamber) substituted its own version of how to approach the question, but again found in favour of the applicants in October 2019. The Corporation appealed. The Court of Appeal unanimously agreed with the Upper Tribunal in a brisk (for them) judgment delivered in March of this year. The Corporation is trying to appeal to the Supreme Court. It needs permission to appeal and the application has not at the time of writing been determined. The Supreme Court, if it hears the appeal, and being known for occasional outbursts of judicial waywardness, might overturn all the decisions below. The Corporation clearly thinks it is worth a shot.

In the meantime, the residents have suffered for many years the health risks, worry and disruption of leaking flats followed by major works. The long

leaseholders have faced a substantial liability. The applicants have undertaken the risk and cost of conducting litigation against the Corporation.

The dispute is within the jurisdiction of the Community and Children's Services Committee, but their deliberations remain confidential owing to the privilege which attaches to legal proceedings. It is therefore not possible to discern who is responsible for maintaining hostilities, or whether any councillors think that to continue such action is wrong, especially in light of the successive judgments against them.

In 2019 RIBA granted an award to this “enormously competent restoration”, and commented that if “security and staffing issues could be overcome, the roofscape could be re-opened to residents providing a fitting final resolution to the project”. A fitting final resolution for the applicants and other long leaseholders might be for the Corporation to consider the ethics of using its superior economic firepower to conduct what appears to be a war of attrition against its own tenants.

**Heather Thomas**

# Phase 2 Podium Waterproofing



## BARBICAN PROJECTS NEWS

making the project a success is ensuring the drains are fully functioning. As anyone who walks around Beech Gardens after rain knows, paddling is often needed to cross areas of the tiles.

CommComm is the PR company dealing with work and Arup are the consulting engineers. The main contractor has yet to be appointed but Nigel Dunnett will be advising on planting which will be an important element of the scheme of course.

There is a huge potential for social value to be generated from the various contracts, although I hope the duration of the works will be short-lived.

**Joanna Rodgers**

**P**hase 2 of the podium waterproofing is due to start September to October 2022 and last for approximately two years. The areas involved are Cromwell Highwalk, Breton Highwalk, Ben Jonson Place and the section of Beech Gardens not included in phase 1.

These works are essential to stop water seeping into the properties below the podium namely the exhibition halls, the cinemas, restaurant and Beech Street.

But some good news here for those who feel the link building (“the Yellow Shed”) is a bit of an eyesore. It will be removed and once again the highwalks will flow as the architects intended.

All of the area is Grade 2\* and listed building consent will be required right

down to the tiles. However, unlike the first phase, many will be re-used. Vital to



## Joyce Carruthers Nash, OBE

**Y**ou have probably all heard by now, due to the community-spirit she was so imbued with, that Joyce Nash has passed away.

Joyce died peacefully on the evening of Sunday 13th June, in the nursing home where she had been resident for the last few months.

A retired Headteacher, Joyce lived in the City for over thirty-five years and was elected to the Court in 1983.

We appreciate her having our back as a Aldersgate councillor and for her efficient and dedicated service on resident committees and local

campaigns over the years.

As one Defoe neighbour put it “she deserves a good send-off” and we will be featuring Joyce in the next issue of Barbican Life including an article from fellow Aldersgate councillor Jeremy Mayhew.

Jeremy presented a very comprehensive and insightful tribute to Joyce at the Common Council meeting on the 15th April. The link below takes you straight to the spot where Jeremy’s ‘vote of thanks’ begins and is well worth a watch.

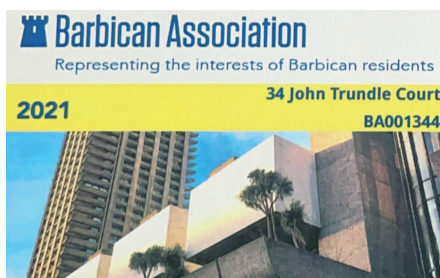
<https://youtu.be/lwOfkjqcXaA?t=4825>



# BARBICAN ASSOCIATION DISCOUNT SCHEME PARTICIPANTS

A list of organisations offering discounts or other incentives to Barbican Association members. **If you are not already a BA member, make sure you join the Barbican Association to qualify** – for most of these just one visit will more than cover your annual BA membership subscription cost.

Local businesses which wish to participate and offer a discount or other incentive to BA members should contact Helen Hudson, 07842 23 52 68 or [barblifeedit@gmail.com](mailto:barblifeedit@gmail.com) for further information.



Please visit [barbicanlife.com](http://barbicanlife.com) to see more details and contact information for our local firms.

Many businesses participating in the BA discount scheme have been closed due to covid 19. Reopening dates and discount arrangements may be subject to changes  
**PLEASE PHONE AHEAD!**

## FOOD AND DRINK

Après Food Co  
Artillery Arms  
Barbican Kitchen  
Bowling Bird  
Chiswell Street Dining Rooms  
Coq d'Argent  
Fare  
Fish Central  
Hammer & Tongs  
The Jugged Hare  
LINO London  
Moshi Moshi Sushi  
Neo  
Pho Vietnamese Cafe/Restaurant  
St Barts Brewery  
Stem and Glory  
Vecchio Parioli  
Wood Street Bar and Restaurant

## HEALTH, BEAUTY AND WELLBEING

Acupuncture Access  
Barbican Dental Care  
Barbican Dental  
Barbican Physio  
Barry's Bootcamp  
Bodymotion Chiropractic Clinic  
City Psychotherapy  
Clear Coaching and Training  
Easton London  
Health in the City  
Insight London  
Integrity Centre  
London Eye Optique  
No74 Hair & Beauty  
Personal Training  
Psychotherapy City  
Registered Osteopath – Lucy Bracken  
Registered Osteopath and pain management – Christopher

Blackburne  
Thao V Hair Studio

## SALES AND SERVICES

Abracadabra Cleaning Services  
Casa Usaquén Colombian products  
Certax Accounting  
Computer Saviour  
LSO Live  
Mail Boxes Etc, Barbican  
Prince of Wales Dry Cleaners  
Urban Locker Self Storage

## CULTURE

Charterhouse  
Velorose Gallery

## FURNISHING

Adams Blinds  
Alma Home  
Hand Drawn Walls  
MAR-DEN  
MILK Concept Boutique  
MyDreamKitchen

The **Adult Skills and Education Service** offers lifelong learning, training and education skills to support adults living in the City and its neighbouring fringe boroughs. The service provides a wide range of training courses in areas such as languages, employability skills, literacy programmes and some professional qualifications in areas such as Bookkeeping, Customer Service, Digital Skills and many Health and Wellbeing activities such as Ballroom Dancing, Pilates and Art and Drawing courses. Please follow the link to our website to view our NEW 2021/22 Curriculum and find further information about the wide range of courses we offer - [www.cityoflondon.gov.uk/services/education-and-learning/adult-skills-and-learning](http://www.cityoflondon.gov.uk/services/education-and-learning/adult-skills-and-learning). If you have any queries about our courses and/or enrolment please email [adulthoodeducation@cityoflondon.gov.uk](mailto:adulthoodeducation@cityoflondon.gov.uk) or call 0786 496 5540. We are to support you and your community!

## Barbican Tuesday Club

Little has changed since I last wrote an update about the Club for the May issue of the BA Newsletter. Members continue to meet, via Zoom, once a month, when we are alternately being challenged by quizzes from the redoubtable Lesley Bradshaw, and entertained by talks from our various speakers; the last quiz from Lesley was given towards the end of June.

We intend having a small, virtual party to mark the end of term, on the last Tuesday in July, but with real strawberries and cream, and a small gift for those members who are unable to attend.

We will then have a break, traditionally from late July until a date in September, when I very much hope that we can go back to the Lilac Room, in which case we'll resume our weekly meetings there; otherwise, we'll continue with the monthly Zoom meetings. If we're allowed by easing of the COVID restrictions, we'll organise one or two trips out, suitable for the autumn - members will need to put on their thinking caps as to where we should go!

As usual, we would be delighted to welcome new members, so, if you would like to find out more, please contact me, Tony Croot, on 020 7638 5215, or at [antony.croot@macace.net](mailto:antony.croot@macace.net).

**Tony Croot**