



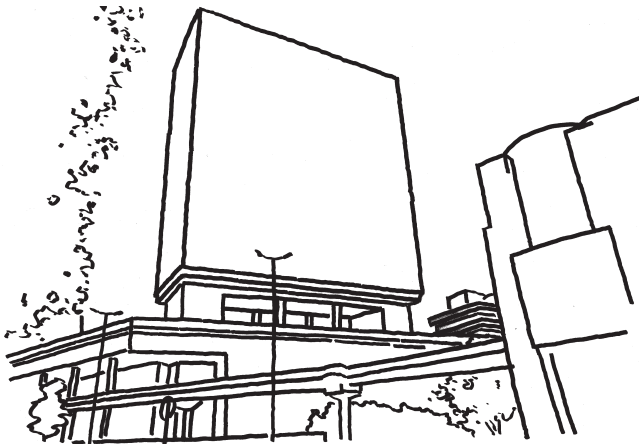
# BARBICAN QUARTER ACTION

OCTOBER 2022

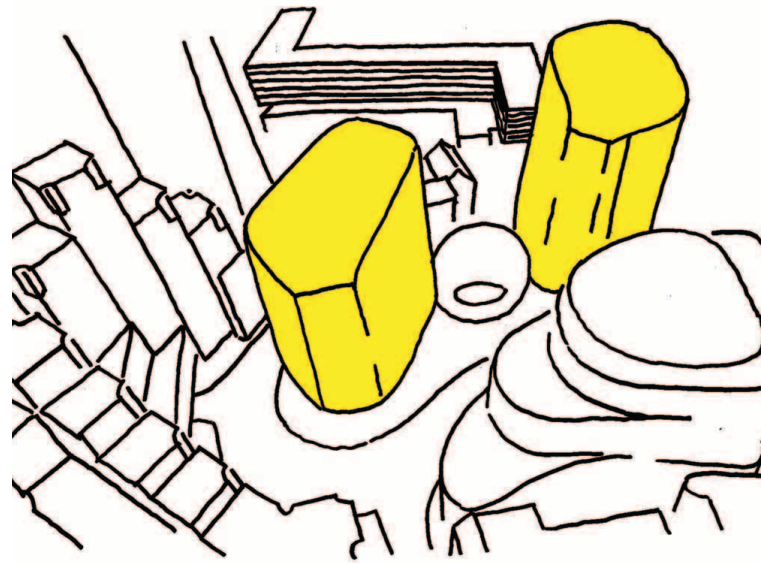
## LONDON WALL WEST SCHEME BREAKS ENVIRONMENTAL COMMITMENTS DESPITE CLIMATE EMERGENCY

### The London Wall West Scheme

The City of London (CoL) is moving ahead with plans to knock down the Museum of London and Bastion House and erect two new towers containing over 800,000 square feet of office space. The scheme, called London Wall West, will loom over the neighbourhood, offer little amenity to local residents and is being opposed by local and national politicians, councillors and people who live and work here. The development is at the pre-application “consultation” stage, but despite widespread concerns, the fundamentals of the scheme have not changed and those who have tried to participate in the process have felt badly served and let down by the absence of meaningful engagement.



*Sketch of Bastion House and the Museum of London*



*Sketch of the proposed LWW scheme*

This strategic site is at the intersection of the west end of London Wall and the southern tip of Aldersgate Street. It is the historic and cultural heart of the City and should be a flagship location in the CoL’s new Destination City strategy. The Museum of London’s move to Smithfield leaves the site open for development and is one of the most significant opportunities for the City in a generation. Whatever happens here will take ten years to complete and will dominate the physical and cultural landscape for decades to come and its environmental impact and legacy is huge.

The whole thinking behind London Wall West is predicated on the argument that Bastion House is dangerous and at risk of collapse, and that any new scheme must therefore include its demolition. However, new analysis by a structural expert proves that this is not true. The City’s description of the existing structure is factually incorrect and therefore their carbon assessment is based on misleading information, meaning that the results of their report are neither accurate nor useful.



*Aerial view of the Barbican Quarter*



*View of the site from Shakespeare Tower*

## Barbican Quarter Action

Barbican Quarter Action (BQA) is the group formed to represent the views of local people and co-ordinate the opposition to the scheme. It is funded and supported by the Barbican Association. BQA is working with SEC Newgate to build a public relations campaign publicising local opposition to the plans and is working closely with local councillors to build political momentum for the campaign. The primary aim of the campaign has always been to get the City to STOP, RETHINK and RESET its plans for London Wall West in partnership with residents and other stakeholders.

In order to investigate and potentially challenge the veracity of the London Wall West Carbon Report, BQA commissioned independent studies from Simon Sturgis - the UK's leading expert in delivering a low, carbon, resource efficient, built environment, and from Bob Stagg of Conisbee Consulting Structural Engineers.

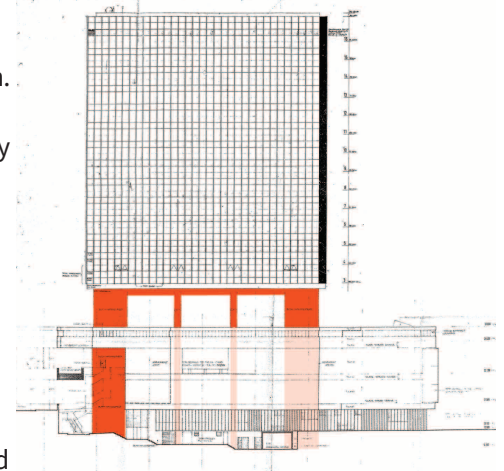
Simon is an advisor to the UK Parliament, to the Greater London Authority and to many other major organisations. Most recently he has been responsible for the review of the plans to demolish the M&S flagship store on Oxford St.

Bob Stagg is a structural engineer, specialising in the appraisal, repair and refurbishment of buildings. He was involved with the final dismantling of Ronan Point after its partial collapse in 1968.

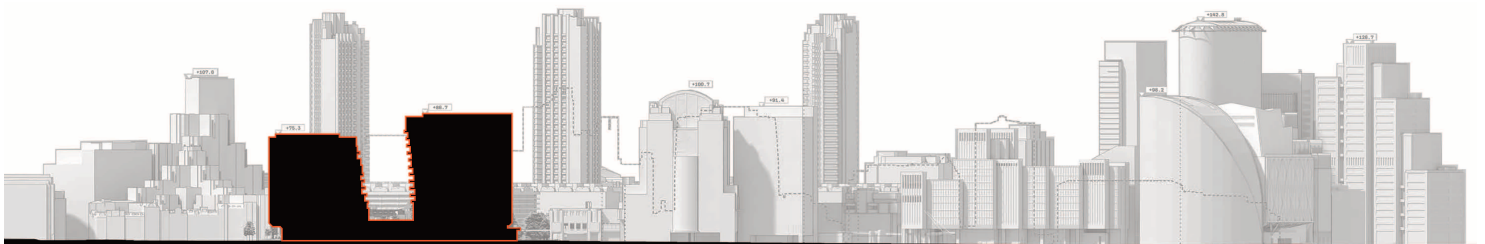
## Independent Structural Report

Bob Stagg's structural report disproves the claim that Bastion House is unsafe and demonstrates that it could be successfully refurbished. The report states that the risk of disproportionate collapse, which the City cites as the reason for demolition, only occurs in buildings using a construction method called Large Panel System – essentially a process where the building is prefabricated off-site and then bolted together and strengthened during construction.

Bastion House is not built in this way and is not at risk and is not unsafe, and therefore, crucially, it could be refitted. The fabric of the building is demonstrably in good condition and there is no evidence of deterioration.

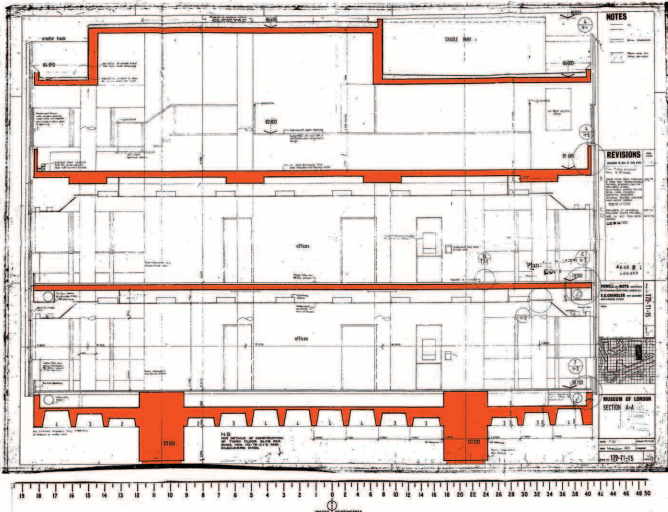


*Overlay of original architect's drawings: East elevation of Bastion House and Museum of London*



*Diagrammatic section through of the proposed LWW scheme*

At the Col's Property Investment Board meeting on 19th July councillors and officers were told that they should think of Bastion House as a "four-legged coffee table....and then take one of the legs away, that coffee table would start to wobble. And if you've got 18 storeys above it then that building would come down." This is completely misleading. Bastion House has two monolithic concrete cores that support the building in addition to the four columns referred to at the meeting.



Original architect's drawing: Section through Bastion House

## Carbon Impact Report

Simon Sturgis's carbon analysis of the scheme shows beyond doubt that the City's proposed full demolition and new build has a greater carbon cost than partial demolition and retrofit. The GLA has announced a Climate Emergency and national legislation sets out a Net Zero trajectory to 2050, with demanding interim targets for 2030 and 2035. It is impossible for the City's plans for London Wall West to meet these targets. Proceeding with the London Wall West proposal is in direct conflict with Global, UK, and GLA policies.

"The London Wall West Report appears to be designed to pay lip service to the requirement to examine retrofit, and to set out to prove that new build is the only realistic solution. If the City of London is serious about its ambitions with respect to climate change then this proposal needs to be re-examined in the light of these stated ambitions." (Simon Sturgis analysis report).

Simon Sturgis calculates that demolition and new build is about 20,000 tonnes CO<sub>2</sub>e more than a partial retrofit. This extra carbon cost is equivalent to someone flying continuously around the world for 28 years. To save this much carbon the City would have to plant 340,000 trees and allow 10 years for them to grow. They would have created a forest almost exactly the same area as the Square Mile.

These two reports were presented by their authors at a webinar on 26th September to which all councillors and officers were invited and the following day printed copies of the report were distributed to every councillor. As yet there has been no formal response from the City, but the City Surveyor has agreed that Bob Stagg and Simon Sturgis should meet Buro Happold, who were involved in the City's carbon assessment, to compare their methodology and findings.

In the light of the evidence provided by these two reports, BQA is now urging the City to re-examine all retention and retrofitting options for the site.



**STOP.  
RETHINK.  
RESET.**

## What else can the campaign do?

BQA have created a website, [londonstartshere.co.uk](http://londonstartshere.co.uk) where all information about the campaign can be accessed including a link to view the webinar. To date, over 500



people have signed up to the campaign via the website. The more supporters BQA gathers, the more powerful our collective voice can be, so please do visit the website and sign up (there is a QR code at the bottom of this article which you can use to take you to the site). There are details of how to object to the scheme on the BQA website or you can go directly to [londonwallwest.co.uk](http://londonwallwest.co.uk) and make your objections known there.

Continuing the campaign to get the City to STOP, RETHINK and RESET its plans, BQA is now seeking legal advice on what the next stages of the campaign might involve and is also looking at funding mechanisms to continue the campaign work with all the professional assistance that is required. BQA is not against the principle of redevelopment, but in a world that has changed so much in the last two

years and against a backdrop of the ever-growing climate crisis, it is evident that the existing scheme is no longer fit for purpose and that alternative uses of the site, based on the reuse and refitting of the existing structures, must be examined. In an open letter to the City, BQA wrote: "given the international significance of the Barbican and Golden Lane, and its commercial and cultural contribution, the City needs to bring together all the different interest groups in an inclusive, forward-looking process to create a proper Blueprint; not just a jigsaw of unconnected, and often competing and wasteful initiatives".

**TWITTER**

@barbicanquarter

**INSTAGRAM**

@barbicanquarteraction



## Barbican Association Discount Scheme Participants



**FOOD AND DRINK**

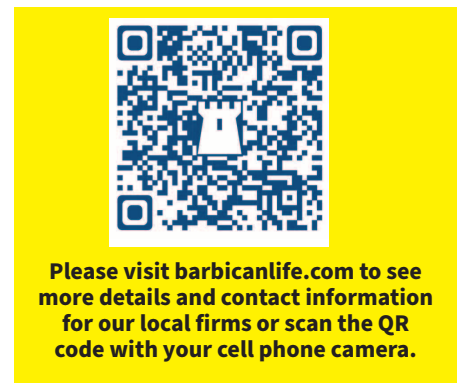
- Barbican Kitchen
- Bowling Bird
- Chiswell Street Dining Rooms
- Coq d'Argent & sister restaurants
- Fare
- Fish Central
- The Jugged Hare
- Moshi Moshi Sushi
- Pho Vietnamese Cafe/Restaurant
- Stem and Glory
- Vecchio Parioli

**Wood Street Bar and Restaurant**  
**HEALTH, BEAUTY AND WELLBEING**

- Barbican Dental
- Barbican Physio
- Barry's Bootcamp
- City Psychotherapy
- Counselling and Coaching
- Cranio-Sacral Therapy - NEW
- Health in the City
- Integrity Centre
- London Eye Optique
- Massage in Moorgate
- Hypnotherapy in Moorgate
- No74 Hair & Beauty
- Personal Training
- Psychotherapy City
- Thao V Hair Studio

**SALES AND SERVICES**

- Abacadabra Services
- Citi Clean
- LSO Live



- Mail Boxes Etc, Barbican
- Prince of Wales Dry Cleaners
- Urban Locker Self Storage

**CULTURE**

- Charterhouse
- Velorose Gallery

**FURNISHING**

- Adams Blinds
- MILK Concept Boutique
- MyDreamKitchen

**LEARNING**

- Languages 2000 - NEW



### Lease Extension Information Evening

We've nailed down the **17th November at 7pm** for our first Lease Extension Information session.

We'll hold this first session in person in the **Lilac Room** (under Seddon House).

Some residents are already booked in, and if you'd like to join us, please let me know ([barblifeedit@gmail.com](mailto:barblifeedit@gmail.com) or **078 42 23 52 68**).