



Photo courtesy of Angus McNeill Peel

AUGUST 2024

FAILURE TO CONSULT LESSEES

AN UPDATE ON PROGRESS

You might recall the City of London Corporation's oversight in 2017 when they entered into a contract for temporary workers without consulting the lessees. Since then, the discussions have become quite complex, but fortunately several residents with expertise in this area

have been managing it on our behalf and reporting back to the BA as things progressed.

To view the full update on the BA website scan the QR code or use this url: <https://tinyurl.com/barbicannews1>



Helen Hudson

LONDON WALL WEST - UPDATE

AN UPDATE ON THE BQA CAMPAIGN TO OPPOSE THE LONDON WALL WEST PROPOSALS

You may be wondering what is happening with the London Wall West (LWW) planning application.

A REMINDER OF WHERE WE ARE

Despite issuing a Holding Direction, the City's planning application was not called in by the then Secretary of State, Michael Gove. On 17 May he gave the City the go-ahead to issue their Decision Notice. The current Certificate of Immunity from Demolition expires in August this year and we await the decision of the new government on granting a renewal of the Certificate. The City has invested millions of

pounds in developing London Wall West (including a lucrative last-minute deal with the Ironmongers') and is undoubtedly intending to proceed. However, the City cannot issue its Decision Notice (which kicks off the process) until the hundred or so associated planning conditions have been settled.

NEXT STEPS

As it seems likely that the planning decision will be issued at any time, we are preparing for Judicial Review (JR). We believe we have strong grounds for doing so. Under JR,

Barbican Estate Summer Party

1st September in the Thomas More Garden from 2pm to 4pm

We are still looking for volunteers to help with the event -
for details email mirandaquinney@yahoo.co.uk

**SAVE
THE DATE**

consideration is given as to how the decision to approve the planning application was reached. In particular: was it procedurally correct and compliant with legislation and planning policy?

Meanwhile, BQA continues to work with all elected representatives and expert advisors. We have been looking closely at the City's rationale for LWW. We do not believe the planned development is either sustainable or good business. We continue to argue that the City should properly scrutinise the "credible" proposals received under the "soft market" test. At the same time, planning policy is changing and the City's 2040 plan has recently been consulted on. It states, "Office development should prioritise the retrofitting of existing buildings". We need to hold the City to account.

WHAT YOU CAN DO

Keep abreast of developments on Barbican Quarter Action's website at <https://www.londonstartshere.co.uk>.

Join the campaign, sign up to receive email updates and information about how to take action at <https://www.londonstartshere.co.uk/take-action>.

Please keep donating. To pursue the option of JR we need funds to cover the legal (and other experts') costs necessary to continue the fight against the scheme.

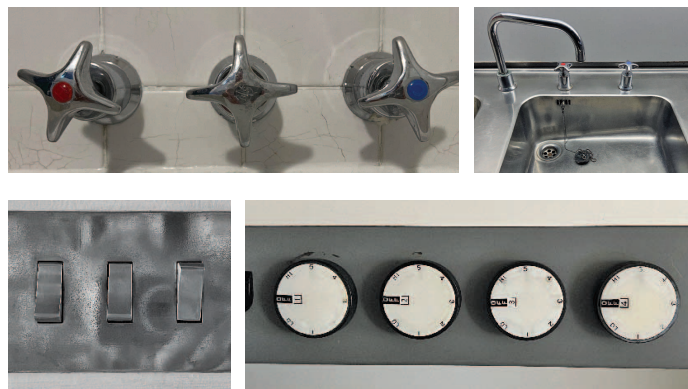
Barbican Quarter Action

BARBICAN SALVAGE 2024

NEW DIMENSIONS

Sooner or later, everyone who owns an 'original' Barbican flat has to think about the 'imperial' dimensions (feet and inches) that the architects used when they drew the kitchen units and bathroom fittings that would be installed here. Their kitchen units had 21 inch wide doors (535mm) and the bathroom fittings were designed to be surrounded by four-inch tiles... which all worked fine... right up to the point where the cooker stopped working, the resident wanted to install a washing machine or the bathroom sink cracked... by which time the original fittings were no longer being made and the UK was committed to using the Metric system.

Fifty years on, new owners of 'original' flats are often surprised to find that modern appliances don't fit or that replacing an inset washbasin can mean re-tiling the whole bathroom! In addition, anything that contains moving parts is liable to wear and tear, especially taps and light switches. Happily, Barbican Salvage can sometimes provide spare parts - but we rely on the goodwill of the people who decide to replace their original fittings with new kitchens



and bathrooms. Thanks to their kindness we currently have some taps for wash-basins, a few plug sockets, a fair number of wall tiles and a few original toilets, but no 'inset' wash-basins, bath taps, kitchen taps, light switches or hob control knobs.

If you plan to replace the kitchen or bathroom fittings in your flat it's up to you what you do with the old ones, so please remember that the **re-use of fittings** is better than recycling the materials they are made of (which uses energy) and much better than sending them to landfill (where they can take a very, very long time to decompose). Barbican Salvage will be happy to take away at least some of the things you no longer need so please contact us at least a week before work starts to discuss. We will normally visit your flat to make a list but can also work from photographs if it is more convenient. Either way, we will then provide a list that you can pass on to the contractor together with your other instructions.

Our stock changes from week to week, but we always need plumbing and electrical fittings, particularly the things shown on the photographs, so please contact us at the address below about donations, or if you need spare parts that we may have in stock.

The Barbican Salvage Team

barbicansalvage@gmail.com

BARBICAN LIFE MAGAZINE

IMPORTANT UPDATE FOR NON RESIDENT LEASEHOLDERS

To improve efficiency and reduce costs, we will now provide the magazine exclusively online. A link to the digital version will be sent to you via email.

If you still prefer a printed copy, please email us at barblifeedit@gmail.com with your name and membership number (found on your card), and we will do our best to accommodate your request.

LEASE EXTENTION

LATEST MEETING ONLINE

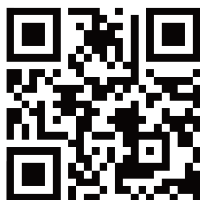
With the glimmer of lease extension changes on the horizon there are pros and cons to extending now or waiting. In short, at present, although the new Act has received Royal Assent, most of it is not yet in force. There is no clear timescale as to when the Act will be brought into force. 2025/2026 have been put forward as possible dates, but there is nothing at present to suggest whether this is accurate. Also, there is no certainty as to what parts of the Act will come into force. As such, the City can only proceed with lease extensions on the current basis.

It is important to note that we have had reports of some law firms being so busy with extensions that they are not taking on additional clients.

For those of you who still need to extend your lease, here is a recording of the latest information session we had. This one was with Nick Martyn from RWK Goodman.

To view the meeting scan the QR code or use this url:
<https://tinyurl.com/leaseext>.

Helen Hudson



Tower, with the committee members firmly endorsing the City's Planning Department recommendation that, inter alia, "the proposals would fail to preserve the special architectural and historic interest and setting of Cromwell Tower as part of the Barbican Estate (Grade II) and the Barbican and Golden Lane Conservation Area". As an aside, this meeting also voted to defer a decision on the proposed 74-storey 1 Undershaft tower planning application until a series of "minor" design changes were made to the plans.

PROPOSALS

As for future new proposals, we still await when the decision regarding the demolition of Tenter House and its replacement with a much larger and higher building will be debated. The outcome of the application to extend 48 Chiswell Street (Islington) and what is being proposed for Milton Gate and *The Montcalm Brewery Hotel* are similarly awaited. It has also recently been announced that the first stage of consultation regarding the future of the site at 1 **Silk Street** has gone live, with a dedicated website available to view (<https://onesilkstreetconsultation.com>). With the relocation of Linklaters to its new building in Ropemaker Street pending, this is a very important site given its proximity to the Barbican and it is important that residents make their views known.

The most recent meeting of the Planning & Transportation Committee discussed, amongst other things, two important Wardmote resolutions from the Aldersgate and Cripplegate Wards. The resolution put forward by both Wards was "to request the Corporation of the City of London **to fully implement its Considerate Lighting Charter in the Barbican and Golden Lane Neighbourhood** immediately by: i) measuring the baseline levels of pollution from artificial light at night in Aldersgate and Cripplegate; ii) setting a target for reducing such light pollution within 12 months; and iii) adequately resourcing and running a pilot project, with community involvement, to achieve the target."

The Cripplegate Ward also put forward a resolution requesting that "the Corporation of London **acknowledges the important role of the Barbican & Golden Lane Neighbourhood Forum in local plan-making and policy development** by reflecting that role within: a) the Corporation's 'Statement of Community Involvement' and b) the text of the City Plan 2040, placing the Forum on a par with the non-statutory Business Improvement Districts in the City".

We hope for a satisfactory outcome to these important resolutions.

Sue Cox

Barbican Association Planning Sub-Committee

PLANNING

APPROVALS, REFUSALS AND PROPOSALS

We are all only too aware of the amount of building work that is going on around us, with every area surrounding the Estate the subject of major new developments or refurbishments. Yet – in the words of Jeff Wayne in War of the Worlds – and still they come.

APPROVALS

Following the controversial and highly contested approval of the proposed redevelopment of the site at London Wall West, the Planning Applications Sub-Committee meetings in May and June returned further approval decisions – albeit less controversial – for other applications in our near vicinity, namely the refurbishment of Alban Gate and the demolition and conversion of the site at 1-8 Long Lane into a hotel.

REFUSALS

The most recent Planning Committee meeting in July however brought a welcome unanimous refusal of the application to install 92 antennae on the roof of Cromwell

Barbican Association Discount Scheme Participants



FOOD AND DRINK

3SP Moorgate
Artillery Arms
Barbican Brasserie
Barbican Grill
Barbican Kitchen
Bengal Tiger
Chiswell Street Dining Rooms –
UPDATED
Côte
Coq D'Argent – **UPDATED**
Fish Market
FARE Restaurant + Bar –
UPDATED
Fish Central
German Gymnasium
The Jugged Hare
Malmaison Bar & Grill – **NEW**
Mayura Barbican
Moshi Moshi Sushi – **UPDATED**

New Street Grill
Origin City – **NEW**
Paternoster Chophouse
Pham Sushi
Pho Vietnamese Cafe/Restaurant
Vecchio Parioli

HEALTH, BEAUTY AND WELLBEING

Barbican Dental
Barbican Physio
City Psychotherapy
Counselling and Coaching
Cranio-Sacral Therapy
Cubitts Optometrist & Spectacles
Health in the City
London Eye Optique
No74 Hair – **UPDATED**
Personal Training
Psychotherapy City

LEARNING

Languages 2000

SALES AND SERVICES

Citi Clean
Crispins Removals and Storage



Please visit barbicanlife.com to see more details and contact information for our local firms or scan the QR code with your cell phone camera.

Mail Boxes Etc, Barbican
Urban Locker Self Storage –
UPDATED

CULTURE

Charterhouse
Ed Cross Gallery
LSO Live
Velorose Gallery – **UPDATED**

FURNISHING

Adams Blinds
MILK Concept Boutique –
UPDATED
MyDreamKitchen

Come Join us!

BARBICAN TUESDAY CLUB

2.45-4pm

- Meet new friends for refreshments & great conversation
- We organise visits to places of interest & have people of interest visiting us!
- Members meet weekly in Tudor Rose Court

Contact: Chairman Tony Croot 020 7638 5215 antony.croot@macace.net

We look forward to seeing you there!