

The BA is looking forward to meeting you all at the Summer Party on 31st August between 2 and 4pm, where the BA will have a stall.



PHOTO FROM LAST YEAR'S SUMMER PARTY

AUGUST 2025

ONE SILK STREET UPDATE

FROM THE ONE SILK STREET CAMPAIGN GROUP

At the beginning of July, the developer Lipton Rogers submitted their planning application for the redevelopment of the Linklaters site. Planning officers initially stated that, due to the volume of documentation submitted, the validation of the planning application would take us towards the end of July.

However, last week we have learned that the City requested additional information and clarifications from the applicant before progressing to validation. It will take some time to prepare the requested materials, and with the summer holidays in place there may be further delays.

Once the application has been validated the public consultation period runs for 30 calendar days (plus seven days if validated during the school holidays). During the consultation period, we will organise another townhall meeting.

A group of residents from across the estate have formed The Silk Street Campaign, an initiative under the banner of Barbican Quarter Action and with the support of the Barbican Association. We are concerned that the proposed 20-21 storey towers will dwarf the world-renowned Grade II listed Barbican Estate with its arts centre and conservatory, and loom over the Grade II* listed landscape and gardens to the south, and the Brewery Conservation Area to the north.

The BA has given some initial funding to the campaign, allowing us to appoint specialist advisors who are ready to hit the ground running once the applications goes live.

We will, however, need to raise additional funds through donations.

To receive latest updates please sign up to our newsletter at silkstreetcampaign@gmail.com.

To find out more please visit the BA stall at the BA Garden Party on 31 August and talk to members of our campaign group.

Jan-Marc Petroschka

Chair Barbican Association

chairbarbassociation@gmail.com

THE BARBICAN ASSOCIATION NEEDS YOU!

Join with either of these links:

<https://barbicanassociation.co.uk/membership/>

<https://bit.ly/jointheba>

or you can scan the following QR code:



JOIN the BA

Dr David Preston

BA Membership Secretary

membership@barbicanassociation.co.uk

LONDON WALL WEST UPDATE

FROM THE BARBICAN QUARTER ACTION

A BRIEF HISTORY

It is very easy to forget the history of London Wall West (LWW) as it has been quiet over many months.

We began to oppose the City's plans to demolish the former Museum of London building and Bastion House and replace them with a massive office development (known as LWW) in 2021. As a reminder our main objections to the City's plans are:

- ▶ Climate change and the consequent need to prioritise retention and retrofit over demolition.
- ▶ The architectural significance of the buildings and the cultural history of the site.
- ▶ The adverse impact of the scheme on the Grade II listed Barbican itself.

THE PLANNING DECISION AND APPLICATION FOR PERMISSION FOR JUDICIAL REVIEW

In April 2024, the City's planning sub-committee voted in favour of the planning application for LWW. This was despite:

- ▶ Over 900 objections.
- ▶ Representations from various architectural and heritage experts, including the C20 Society who placed the buildings on its most at-risk register.
- ▶ Three credible offers from developers following the City's 2023 soft-market test designed to assess the appetite for retention and retrofit alternatives to demolition.

The City's formal approval later that year meant demolition and redevelopment could now go ahead. After receipt of legal advice, in January this year Barbican Quarter Organisation (BQO)* applied to the Court for permission to proceed to a judicial review (JR)) of the City's decision. We are still awaiting a response which we expect within the next few months.

THE CASE FOR JR IS AS STRONG AS EVER

If permission to apply for JR is granted on the papers, we have the option to proceed or withdraw. If permission on the papers is rejected, the option of appealing that rejection is open to us. That appeal would be heard in person and our legal counsel would represent us at the hearing.

Despite the length of time that has elapsed, we believe we should take up every available opportunity to proceed.

Our reasons are:

- ▶ Nothing has fundamentally changed. Our original grounds for objection remain. Indeed, they grow stronger over time as the climate emergency worsens and planning policy increasingly prioritises retention and retrofit over demolition.
- ▶ A growing number of organisations are interested in retaining and adapting the buildings on the LWW site for uses which reflect its unique location and rich history. The current temporary use of the former Museum of London building as an extension of the City of London School for Girls has also clearly demonstrated the building's soundness and potential.
- ▶ Our grounds for challenge centre upon how the decision to approve the LWW planning application was reached, in particular whether it was procedurally correct and in line with legislation and planning policy. The issues raised extend far beyond LWW. **Essentially, we are seeking to hold the City to account for the way it reached this planning decision and influence how it approaches planning applications in the future.** The monstrous proposal for 1 Silk Street indicates the challenges we continue to face.

WE NEED YOUR HELP TO RAISE MORE FUNDS

While we do not yet know whether we can proceed with JR, we do need to raise more funds now. Up to £40k may be required. **This is because:**

- ▶ Proceeding with JR would incur further legal fees of some £30k.
- ▶ Even if permission to proceed were refused BQO is still potentially liable for capped City costs of £10k.
- ▶ Should we appeal against refusal to proceed (and we understand appeals can often be successful), we will be faced with the prospect of raising the funds to do so at very short notice.

We may therefore need to raise funds very quickly, with the full amount needed being uncertain, depending as it does on the decision of the Court. This is the reason we are alerting you now.

Thank you for your past financial support which has enabled us to reach this stage. We are now asking you to support us one final time. The City has never been challenged in this way by its residents before. There are significant implications for the future. We should not give up now.

NEXT STEPS

Look out for the re-launch of the crowdfunder on the BQA website. Contribute if you can. Sign up as a supporter if you haven't done so.

Visit the BQA team at the BA stand at the BA Garden Party on Sunday 31st August between 2-4pm in the Thomas More House Garden when we will happily try and answer any questions you might have.

**Barbican Quarter Organisation is the limited company set up by the campaign group Barbican Quarter Action.*

Jan-Marc Petroschka

Chair Barbican Association

chairbarbassoc@gmail.com

RESIDENTS' CONSULTATION COMMITTEE (RCC) NEWS

FROM THE RCC CHAIR

My name is Jo Boait and I am Chair of the RCC, having been elected at the Annual General Meeting on 24 February 2025, following the decision by Sandra Jenner (the previous holder of this post) not to seek re-election as she was standing to be a City Councillor.

I believe that the position of residents changed significantly during Sandra's tenure as Chair. Instead of trying to persuade the City of London that there were problems with our Estate and the way that the BEO was managing it, residents now see the new management at the BEO working to identify and resolve the many problems, determine appropriate restitution, and ensure that proper maintenance programmes are in place. I would like to thank Sandra Jenner and all the RCC members and other residents who worked very hard during the past years to achieve this, together with the officers of the City of London who recognised the need for significant change.

RESTITUTION FOR HISTORIC NEGLECT

There has been a further major step towards restitution for the historic neglect of our Estate. This is the upcoming appointment of a firm of Forensic Architects to act as an Expert Witness to provide technical, objective advice to both the City of London and Leaseholders.

The Forensic Architects will be reviewing the condition of

Ben Jonson House to determine the proportionate liability between the City and Leaseholders for the extensive remedial works required, in particular:

1. The technical designs prepared in the early 2000s to resolve problems with the roofs, balconies and drainage.
2. The supervision and quality of work and materials to reconfigure the roofs, balconies and drainage.
3. The management of the warranties that were purchased in respect of the above work.
4. The provision and supervision of maintenance and repairs by the BEO and City of London to the whole fabric of the building.

If appropriate (and agreed by the relevant houses), the findings will be extrapolated across the Barbican Estate. Further work may be required, particularly for the towers and mews.

The appointment process is nearly complete, with resident representatives consulted throughout and having involvement in the selection. An appointment recommendation is due to be presented to the RCC for review at its next meeting on 1st September and to the City's Barbican Residential Committee for decision on 15th September. The work is expected to take two months and should start on 1 November 2025.

REPAIRS AND MAINTENANCE

I, and many others, were very disappointed to hear the news that Chigwell are withdrawing from their maintenance contract only a few months after it started. The procurement process for this contract was rather long and took from late 2023 (before the current BEO management team were in post), up until 1 April 2025 when Chigwell started work.

I am pleased to advise that the BEO Management have committed to commissioning a "lessons learnt" review of the whole process of the appointment of Chigwell from initiation of the procurement through to their formal withdrawal from the contract.

In addition, the BEO will be presenting a proposal to the next RCC meeting to bring the repairs and maintenance function in-house.

NEXT RCC MEETING

The next RCC meeting is at 6.30 p.m. on Monday, 1 September 2025. The papers will be loaded on the City's website soon and all are welcome to attend the meeting or view it through the live stream or the recording which will be on YouTube.

Jo Boait

Chair Barbican Residents' Consultation Committee (RCC)

ChairRCC-JB@outlook.com

THE JEWISH SQUARE MILE

COMES TO LIFE AT ST GILES CRIPPLEGATE

If you visited our stall at last year's Barbican Summer Garden Party, you may remember The Jewish Square Mile – a project uncovering the hidden story of the medieval Jewish cemetery and community that once lived, traded, and worshipped right here in the City.

We're delighted to announce that our exhibition opens at St Giles' Cripplegate on 5 September. A launch event will take place at the City of London School for Girls the evening before.

The project owes a huge amount to the inspiration of Fr Jack Noble, Rector of St Giles', whose church stands cheek by jowl with the site of the first Jewish cemetery in medieval London. His belief that this history should be remembered sparked the whole project and we continue in a spirit of interfaith collaboration and friendship.

Created by a team of volunteer researchers—now part-time medievalists—mentored by two academic historians, the exhibition tells the story of a vibrant community whose voice was stilled nearly 750 years ago.

Come and explore a forgotten chapter of London's past—right on your doorstep.

Revealing the Medieval Jewish Cemetery

5-16 September, 10am-5pm

St Giles' Cripplegate, EC2Y 8DA

For more information, please see our

website: <https://www.thejewishsquaremile.org/>

Howard Morris

BARBICAN ASSOCIATION DISCOUNT SCHEME

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.**



SCAN ME



Take advantage
of our *exclusive*
offers!

THE JEWISH SQUARE MILE

1000 YEARS OF HISTORY



Discover the history of England's first Jewish community through stories, rare artefacts and an immersive installation adjacent to the historic site

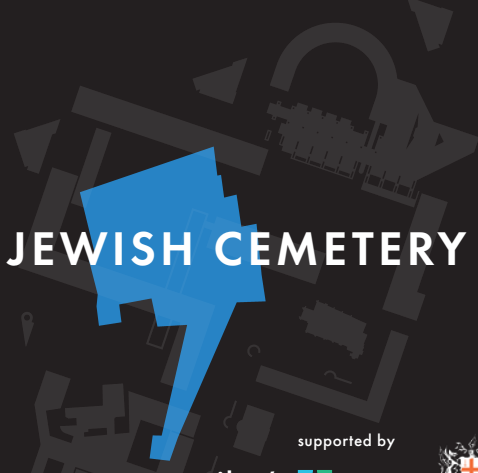
REVEALING THE MEDIEVAL JEWISH CEMETERY

Exhibition

5-16 September 2025, 10:00am-5.00pm

St Giles' Cripplegate, Barbican, EC2Y 8DA

www.thejewishsquaremile.org



supported by

st giles'
CRIPPLEGATE

CULTURE
MILE BID

CITY OF LONDON
SCHOOL FOR GIRLS

CITY
OF LONDON